CITY OF SEATAC
PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
October 7, 2014, 5:30 p.m.

MEETING AGENDA

1) Call to Order/Roll Call – 5:30 p.m.

2) Approve Minutes of September 16, 2014 Planning Commission Meetings (Exhibit A)

3) Public Comment: Public comment will be accepted on items not scheduled for a public hearing

4) Briefing on Major Comprehensive Plan Update – Housing & Human Services Element (Exhibit B)

5) CED Director's Report

6) Planning Commission Comments (including suggestions for next meeting agenda)

7) Adjournment

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

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 16, 2014
Regular Meeting**

Members Present: Joe Adamack, Roxie Chapin, Tom Danztler, Robert Scully, Jim Todd

Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager

1. Call to Order

Chairman Adamack called the meeting to order at 5:30 p.m.

2. Approve minutes of September 2, 2014 Meeting

Moved and seconded to approve the minutes as written. **Passed 5-0.**

3. Public Comment

None.

4. Public Hearing on Zoning Code Amendments

Chair Joe Adamack opened the public hearing at 5:32 p.m.

Planning Manager Steve Pilcher provided a brief staff report. He noted there are four areas of amendments under consideration: 1) amendments dealing with housing definitions and senior housing (retirement apartments, assisted living and continuing care facilities); 2) amendments to home occupation standards; 3) provisions to allow for temporary off-site construction staging; and 4) two minor clarifications concerning building façade landscaping and parking requirements for townhouse developments.

Mr. Pilcher also noted that the amendments were sent in July to the State Department of Commerce for required review; a SEPA Determination of Nonsignificance was issued on August 15th; and notice of the public hearing was published in the newspaper on August 29th. He then briefly outlined the major features of the various amendments.

The Chair called for any public testimony. Being that no one wished to speak, the hearing was closed to testimony at 5:45 p.m.

In response to a question, Mr. Pilcher noted that a provision had been added to the home occupation chapter to clarify that pre-existing home occupations that do not comply with the new standards will only have nonconforming rights if they currently maintain a City business license.

Moved and seconded to forward the code amendments to the City Council with a recommendation of approval. Passed 5-0.

5. Briefing on Open Public Meetings Act

Planning Manager Steve Pilcher noted that Washington State law was amended to require all members of governing bodies, boards and commissions to receive OPMA training. The purpose of this evening's presentation is to review the law and its requirements. He noted that current practices of the Commission are in compliance with the statute, as all business is conducted in meetings that are published and open to the public.

After reviewing the materials, the Commission members signed a paper verifying their participation in the OPMA review.

6. Director's Report

CED Director Joe Scorcio briefed the Commission on the status of permit activity and revenues be received by the department. He also noted there are two vacancies currently open: one for a new Code Enforcement Officer and one for a part-time permit coordinator. Both recruitments are underway, with interviews for the code enforcement officer position to occur in late September or early October.

He also noted that as part of the budget process, the City Council will be considering whether to add an additional code enforcement officer and support staff to create a more robust program.

7. Commissioner's report

Commissioner Dantzler noted that approx. 10 days ago, his partnership had signed an agreement with Wright-Runstad, a major Seattle-based developer, to development their property on the south side of S. 200th, next to the new light rail station. They are submitting a proposal to the General Services Administration to build a new office structure for the FAA.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:11 p.m.

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CHAPTER 2

HOUSING AND ~~NEIGHBORHOOD~~ HUMAN SERVICES ELEMENT

Date: __10-9-14____
Exhibit: B-1_____

> **Note:** Implementation Strategies still under review/revision.

INTRODUCTION

The Housing and Human Services Element seeks to strengthen and sustain a place where children, families, and individuals can thrive, neighbors care for each other, and residents can ensure a just and thriving community for all. This element addresses ~~the major~~ housing ~~issues facing~~ in the city and the ~~City~~ provision of ~~SeaTac over~~ social services, which are often integrally related to housing. It establishes the ~~next 20 years. These issues include protecting existing residential neighborhoods, providing~~ policy context for regulations and programs that provide for an adequate housing supply for the projected population at all income levels~~,~~ and ~~providing for special housing~~ of varying needs, maintain housing quality, and protect existing single-family neighborhoods. While the goals and policies of this element apply city-wide, there is an emphasis on concentrating opportunities in the Urban Center and station areas where transportation options can reduce

transportation costs, which can be especially important for lower income households. ~~and neighborhood element meets the goals of the Growth Management Act, the requirements of the The~~ Washington State Housing Policy Act, Vision 2040, and the Countywide Planning Policies.

ACCESS TO RESOURCES

SeaTac's housing and human services work aims ensure that all residents have access to the basic necessities and resources for a good quality of life, including:

- Safe and affordable housing,
- Adequate and nutritious food,
- Access to quality health care,
- A livable wage to support self and family,
- Affordable and available community activities,
- Universal quality education,
- High-quality affordable childcare,
- Being free from physical harm as well as mental and emotional coercion, and
- Economic, environmental, and social stability.

GUIDING PRINCIPLES

The following principles guide this Element:

- Every person is valuable, and meeting basic human needs for all is essential. People must not be devalued for being in need, nor should they be devalued in the delivery of services.
- Collaborative partnerships must be established between funders, government, educators, human service providers, media, police, the criminal justice system, and the community at large to ensure basic human needs are met in a humane and holistic manner.
- Human services must be operated, staffed, and funded in a way that allows for services to be accessible across a broad spectrum of need.
- A continuum of human services that increases self reliance and strengthens individuals, children, and families must be provided.
- Increasing access and promoting awareness of human services will improve health and well being.
- Working with nearby jurisdictions to fund and administer human services will help to improve and integrate systems.
- Programs should respond to changing needs and their effects must be monitored.

COORDINATION WITH OTHER ELEMENTS AND PLANS

This Element is coordinated with the Land Use, Transportation, Economic Vitality, and Parks Recreation and Open Space Elements to ensure a consistent approach to providing access to the above resources.

Additional housing goals and policies can be found in the City Center Plan.

The City recognizes that the following may affect housing affordability:
- Obtaining permits in a timely and efficient manner
- Streamlining development regulations
- Allowing housing density to meet demand
- Consolidating and simplifying regulations
- Reducing costs, taxes and fees by government and utilities (local, adjacent and regional)
- Lending policies and requirements
- Vacancy rates

When evaluating affordable housing policies, the City should consider the following:
- and access to transit
- The existing level of affordable housing in SeaTac
- The effects on taxpayers who may subsidize housing costs of others
- The fairness to tenants who do not meet the criteria to qualify for new subsidized housing and therefore live in older units
- The effect on market rate housing, as may be impacted by subsidized housing, rent controls, property tax exemptions, financing subsidies, and reduced utility and insurance rates
- Tax burdens, if any, on other properties as a result of tax exempt properties
- The effect of housing types/densities on community resources, such as schools, parks, police and fire protection

> **Note:** This section moved to Affordable Housing section, below

MAJOR HOUSING AND HUMAN SERVICES[1] CONDITIONSIS SUES

There are several housing related issues in SeaTac. Some of these issues overlap with topics covered in other elements of this Comprehensive Plan.

Some of SeaTac's major housing and human services conditions issues are as follows listed below. Some of these are related to topics covered in other elements of this Comprehensive Plan.

- **Property values in the vicinity of the light rail stations will likely rise in anticipation of or as a result of new development.   This will make it challenging to provide affordable housing in proximity to the stations.**

- **SeaTac is now a "minority majority" city, meaning that more than half of the population is made up of racial and ethnic minorities, many of which are new immigrants with social service assistance needs.**

- **Although SeaTac's housing sales and rent prices and rents are among the most affordable in the region, households with very low incomes (less than 30% of the area median income) have difficulty in finding housing.**

- **SeaTac residents, as well as residents of other south King County cities, are at a higher risk for chronic diseases, poor health, and lower life expectancies compared to the rest of the county**

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[1] "Human services" shall be defined as those services that address the following needs of SeaTac residents:
   a. Basic human needs, including but not limited to, the need for food, clothing, shelter, and primary health care.
   b. Social support, especially in times of personal and family crisis. Social support services include, but are not limited to, counseling, outreach, peer support, employment and training programs, child day care programs, and preventive education.
   c. Treatment for illnesses or disabling conditions such as physical illness, mental illness, and substance abuse.
   d. Help in gaining access to available, appropriate services including transportation and information and referral programs.

- **58% of renters pay more than 30% of household income for housing; 35% of homeowners pay more than 30% of household income for housing. (2010 Census)**

- **There are three mobile home parks with about 540 ~~is a relatively large number of~~ mobile home housing units in SeaTac. Mobile homes offer an affordable housing option, preferred by some residents, but they are vulnerable to park closure by the property owner.**

- ~~The majority of SeaTac's housing stock is single family in nature.~~

- ~~SeaTac has several stable single family residential neighborhoods.~~

- ~~There are very few "special needs" housing units within SeaTac's City limits.~~

- ~~Residents are concerned about the intrusion of commercial land uses into residential neighborhoods.~~

GOALS AND POLICIES

This section ~~of the Housing and Neighborhood Element~~ contains SeaTac's ~~the~~ housing and human services goals and policies ~~for the City of SeaTac~~. ~~They are organized by the categories of neighborhood preservation, variety of housing types, housing affordability, special needs housing, mobile home park preservation and mobile home relocation.~~ The following ~~g~~Goals represent the City's general ~~direction~~objectives ~~of the City~~, while ~~the~~ policies ~~and implementation strategies~~ detail the ~~issues and~~ steps required to ~~meet the intent of~~ achieve each ~~individual~~ goal's intent.

ACCESS TO HUMAN SERVICES

GOAL ~~10.1~~2.1
Maintain and enhance the quality of life for all community ~~citizens~~ members ~~through~~ by providing and supporting ~~the provision and support of~~ effective and accessible human services[1] that are culturally relevant, physically accessible, near adequate public transportation, affordable, and immediate.

Policy ~~10.1A~~ 2. 1A

Provide human services to SeaTac ~~citizens[2]~~ residents regardless of race, ethnicity, cultural or religious background, national origin, sex, age, family status, sexual orientation, or sensory, mental, or physical disability.

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1. ~~"Human services" shall be defined as those services that address the following needs of SeaTac citizens:a.Basic human needs, including but not limited to, the need for food, clothing, shelter, and primary health care.b.Social support, especially in times of personal and family crisis. Social support services include, but are not limited to, counseling, outreach, peer support, employment and training programs, child day care programs, and preventive education.c. Treatment for illnesses or disabling conditions such as physical illness, mental illness, and substance abuse.d.Help in gaining access to available, appropriate services including transportation and information and referral programs.~~

2. ~~The term "citizen" is an inclusive term. The Human Services Advisory Committee and the City Council will determine target populations on a program by program basis. Citizens served by a particular program could be SeaTac residents, persons employed within the city, homeless persons, and/or other participants in the SeaTac Community.~~

Note:
Human Services Goals and Policies moved from Human Services Element as recommended for inclusion here by Human Services Manager.

Callout box:
SeaTac continues to become increasingly ethnically diverse. SeaTac's population is 61% persons of color, with 31% being foreign-born (King County analysis of 2010 US Census/2005-2009 American Community Survey data). More than 70 languages are spoken in SeaTac's schools. Poverty rates are also higher in SeaTac than in King County as a whole, with the median household income being 29% less than the countywide median. It is important to offer services that are geared to meet the needs of this diverse population and to create opportunity for people of all ages, abilities and backgrounds.

Footnote 1 moved to "Major Issues" page

Policy ~~10.1B~~ **2.1B**

~~Promote~~ Provide a continuum of human services that empower, build upon the strengths~~, of~~ and increase the self-reliance of individuals and families ~~by encouraging individual and family empowerment and self-determination~~.

Policy ~~10.1D~~ **2.1C**

~~Provide community education and take affirmative steps to~~Actively inform ~~citizens~~ residents of and increase access to available services.

Policy ~~10.1G~~ **2.1D**

Evaluate and mitigate as necessary human services impacts of City actions, ~~Serve as a model employer and an example to the larger community through~~when developing ~~City~~ policies, programs, and practices ~~that consider human services impacts of City actions~~.

> **Note:** Move "Serve as a model employer and an example to the larger community" to Framework Policies. Examples include hiring and contractual practices, purchasing supplies, providing healthy food options in City Hall, etc.

GOAL 2.2
Effectively allocate City general funds for services that address the full spectrum of community needs and values.

Policy 2.2A
Fund local and regional human services that address priority needs and meet City human services funding criteria.

Policy 2.2B
Fund services that are of high quality and fiscally-sound with a track record of achieving measurable outcomes and results.

Policy 2.2C
Leverage financial, volunteer, and other resources for the greatest impact.

Goal 2.3
Partner with funders, other government, educators, human service providers, media, police, the criminal justice system, and the community at large to meet human needs in a humane and holistic manner.

Policy 10.3A2.3A
Continually engage service providers and community organizations in dialogue regarding the present service systems, the emerging needs of the community, and the building of a complete system of services. Address human services needs of City residents now and in the future through funding and advocacy priorities that recognize and encompass four broad areas:

Policy 10.1C 2.3B
Cooperate with other local and regional funders to monitor and respond to changing evaluate and review annually community needs and revise the City's Human Services Plan and inventory of human services resources, as necessary.

Policy 10.1E2.3B
Encourage local and regional coordination pursuing cooperative planning efforts with other governmental jurisdictions.

Policy 10.1F2.3C
Advocate for national, state, county,and regional local human services efforts that further the City's human services goals.

Note: Goals and Policies 2.2 and 2.3, combine and restate Goals and Policies 10.2, 10.3 and 10.4 from the Human Services Element

Callout box:
City government is an expression of a community's values. To implement Framework Policy X.3A and determine human services needs and priorities, the City should provide ample opportunity for public input through its Human Services Advisory Committee and other forums such as needs assessments, neighborhood events, surveys, and public meetings.

Policy ~~10.1H~~2.3D

Assist community organizations in their planning and provision of human services~~; directly provide human services only when needs can best be met by the City~~.

VARIETY OF HOUSING TYPES

GOAL 2.~~2~~4

~~To i~~Increase housing ~~opportunities in a variety of housing types~~options in ways that complement and enhance nearby residential and commercial uses.

Policy ~~2.2A~~2.4A

Encourage development of residential areas and lots with adequate existing ~~already served by adequate~~ utilities, ~~and~~ transportation systems, and ~~with adequate~~ capacity.

Discussion: ~~There are opportunities for infill development within~~ SeaTac's ~~single family~~ neighborhoods have opportunities for infill development. Development of these lots is ~~generally desirable~~ fiscally responsible and efficient since the utilities and infrastructure are already in place and available. ~~The current level of short platting activity in residential neighborhoods is an indicator of the demand for infill development.~~

~~Policy 2.2B~~

~~Encourage residential uses in commercial land use districts subject to appropriate development standards.~~

Note: Deleted old 2.2B. Covered in Land Use Policy 1.1A, 1.1B, 1.2B.

~~Discussion: Mixed use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and commuting time by residing in commercial areas close to their employment. Mixed use development also provides businesses with consumers in the immediate vicinity that may frequent the business establishment during traditionally "off" evening hours. Additionally, allowing some of the new residential growth to locate in commercial areas will help to protect the character of existing single family residential areas and provide opportunities for new residential growth without rezoning.~~

~~Policy 2.2C~~

~~Allow modular and manufactured homes to be located on all single family lots in the City.~~

~~Discussion: Federal law requires that modular and manufactured homes be treated the same as single family homes constructed on-site. Modular and manufactured homes are an affordable alternative to conventionally constructed homes, and can fit well into an established neighborhood if certain design parameters are met.~~

Callout box:
Also see Land Use policies 1.1E and 1.1B.

Callout box:
Unlike most suburban cities, SeaTac has more jobs than residents. Focusing residential growth in SeaTac's transit communities improves the regional jobs-housing balance, supports the Regional Growth Strategy, and increases access to economic, education, recreational, and health opportunities for transit users.

Note:
Deleted—unnecessary if already required by Federal law, and a variety of housing types is already encouraged in the above Policy.

Policy 2.4B
   Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

NEIGHBORHOOD PRESERVATION

GOAL ~~2.1~~ 2.5

~~To Preserve~~Strengthen SeaTac's existing residential neighborhoods and foster a high degree of pride in residency or ownership.

Policy ~~2.1A~~ 2.5A
   Use City programs to support the physical and social stability of established residential neighborhoods.

   Discussion: SeaTac's neighborhoods are affected by many City codes, policies, and programs which regulate land use, physical improvements, and traffic/transportation. The City, through dedication to maintaining and enhancing the physical and social qualities of existing neighborhoods, can ensure that these programs provide the greatest benefit to residents.

Note: Policy 2.5A (old 2.1A) Too vague about the types of programs or land use decisions to support. Need suggestions for Programs/actions.

Policy ~~2.1B~~ 2.5B
   ~~Encourage the~~Support programs that repair and ~~maintenance~~ maintain ~~of~~ existing single family, multifamily, owner-occupied, and rental housing~~, both single family and multifamily, and both owner occupied and rental in neighborhoods~~ to preserve and enhance the housing stock and retain the availability of safe, sanitary, and affordable units.

   Discussion: ~~SeaTac's existing housing stock can continue to be a great asset to the community if it is maintained. As housing units age, the need for repair and maintenance becomes more common.~~ Neglected housing units can negatively affect a neighborhood's property values and the health of residents.

Policy ~~2.1C~~ 2.5C
   Require ~~Encourage~~ the insulation of ~~noise impacted~~ any housing units affected by aircraft noise through the Port of Seattle/FAA Noise Remedy Program.

   ~~**Discussion:** Homes within noise impacted areas may be eligible for insulation.~~

~~Policy 2.1D~~
   ~~Preserve the character of existing single family neighborhoods from impacts of new residential development through standards to direct the design and layout of new development.~~

   ~~**Discussion:** Most of SeaTac's single family residential development occurs through the short plat process in the City's established residential neighborhoods. Because new developments are often served by private streets without sidewalks or street~~

Deleted. Covered in Community Image, Transitions and Relationship of Land Uses and Short-Platting sections. Make sure it is

landscaping, traffic on these streets can run very close to existing homes, and have safety, noise, and other impacts.

HOUSING AFFORDABILITY

A basic tenet underlying housing affordability is that the private market generally creates housing for those in the upper income brackets, but City land use and planning policies, and market interventions are necessary to make housing affordable to moderate and lower income residents.

The City recognizes that the following may affect housing affordability:
- household income;
- sufficiency of supply vs. Allowing housing density to meet demand;
- the cost of land, taxes, fees, and infrastructure;Reducing costs, taxes and fees by government and utilities (local, adjacent and regional)
- lending policies and requirements;
- vacancy rates;
- clear, concise and predictable Streamlining development regulations; and
- timely and efficient permit processing.Obtaining permits in a timely and efficient manner
- Consolidating and simplifying regulations

When evaluating affordable housing policies, the City should consider the following:
- access to transit;
- access to public services, such as libraries, community centers, and schools;
- community demographics, including traditionally underserved communities;
- the existing level of affordable housing in SeaTac; and
- the number of households paying more than 30% of their income for housing.
- The effects on taxpayers who may subsidize housing costs of others
- The fairness to tenants who do not meet the criteria to qualify for new subsidized housing and therefore live in older units
- The effect on market rate housing, as may be impacted by subsidized housing, rent controls, property tax exemptions, financing subsidies, and reduced utility and insurance rates
- Tax burdens, if any, on other properties as a result of tax exempt properties
- The effect of housing types/densities on community resources, such as schools, parks, police and fire protection

GOAL ~~2.3~~ 2.6

~~To i~~Increase housing opportunities for all economic segments of the community, especially in SeaTac's transit communities.

Policy ~~2.3A~~ 2.6A

Identify, maintain and enhance the existing affordable housing stock in SeaTac.

~~Discussion: SeaTac's existing housing stock serves as one of the most affordable housing alternatives in the greater Seattle area, and its preservation is an appropriate affordable housing mechanism. This policy is particularly important since some loss of affordable stock may occur because certain residential areas of the City that are impacted by Airport noise may transition to other uses.~~

Policy ~~2.3B~~ 2.6B

Use City land use and building ~~planning policies and~~ codes to encourage ~~an adequate supply~~development and adequate supply of ~~additional~~ affordable housing ~~affordable to~~ for all economic segments of the forecast population.

~~Discussion: The City will plan for housing to accommodate the needs of all income levels. A combination of City land use and planning policies may be necessary to make adequate provisions for the needs of some middle and lower income residents. City land use, zoning, and subdivision policies can be used to encourage the development of housing affordable to all but the very lowest income households. In order to create affordable housing that is compatible with surrounding residential uses, City codes can be reviewed and adapted to encourage innovative design, siting, and building techniques.~~

Policy 2.6C

Offer incentive programs for developers to preserve, replace, or build additional affordable housing units.

Policy ~~2.3C~~2.6D

~~Consider encouraging cooperation~~Cooperate with the private sector, non-profit agencies, and public entities in the planning and development of affordable housing in SeaTac.

~~Discussion: The City can encourage and assist in the siting of affordable housing in SeaTac through incentive and informational/technical assistance programs.~~

Policy 2.6E

In transit communities, require that both subsidized and market rate affordable housing units lost to redevelopment be replaced at the same affordability level in the same transit community.

Policy 2.6F

Work with regional and local governments to establish a

Callout box:
SeaTac serves the region with its affordable housing stock. Its preservation is an important goal for the City and Puget Sound Region.

Callout box:
Periodically, SeaTac should review its incentive programs to ensure their utility as trends and market conditions change.

transit-oriented development (TOD) property acquisition fund to encourage development of affordable housing near transit communities.

Discussion: Land prices increase quickly near transit stations. This challenges equitable development by making site acquisition too expensive for affordable housing developers. A regional TOD fund would provide a tool to help develop affordable housing in transit communities.

Policy ~~2.3D~~ **2.6G**

Continually review ~~Ensure that~~ City codes and development regulations to ensure they do not create barriers to affordable housing opportunities.

Discussion: Development regulations contribute to housing costs. ~~Although some regulations are necessary, t~~The City can eliminate ~~those~~ requirements ~~which~~ that create unreasonable costs without benefit. In addition, the City may be able to streamline the development process and make it more predictable for the housing developer.

Policy ~~2.3E~~ **2.6H**

Encourage equitable dispersal of affordable housing ~~opportunities to be equitably dispersed~~ throughout the City.

Discussion: ~~SeaTac's existing neighborhoods contain a variety of housing throughout the spectrum of costs. Where possible the City should support continued variety by encouraging affordable housing opportunities to be distributed throughout the community rather than concentrated in large, monolithic projects. While affordable housing uses cannot legally be restricted from congregating, i~~Innovative ~~housing options~~ tools, (such as a percentage of affordable units in market-rate developments, accessory housing units, and first-time home buyer programs,) can help ~~to~~ distribute affordable housing opportunities throughout the community.

Policy 2.6I

Expand the Multi-Family Tax Credit program to targeted growth areas.

Discussion: The Multi-Family Tax Credit currently only applies to the S 154 Street Station Area and the area around the SeaTac/Airport Station.

Policy 2.6J

Support and encourage legislation at the c~~C~~ounty, s~~S~~tate, and f~~F~~ederal level, as well as the regional pooling of resources, that promote SeaTac's affordable housing goals.

Note: Combined with above policy.

SPECIAL NEEDS HOUSING

GOAL 2.~~4~~ 7

~~To e~~Encourage a variety of housing opportunities for persons with special needs.

Policy 2.~~4A~~ 7A

Support and plan for assisted housing opportunities using available ~~f~~Federal, ~~s~~State, and ~~c~~County resources.

~~**Discussion:** Because of the need for deep subsidies, assisted housing (including for example, government assisted housing, housing for low income families, and group homes and foster care facilities) must be addressed in conjunction with regional, State, and Federal resources. The City recognizes the role which other levels of government play in providing assisted housing, and supports such efforts as necessary.~~

Note: Include some info here explaining what "special needs" means

Policy 2.~~4B~~ 7B

Encourage the equitable distribution of special needs housing throughout the City ~~to meet the requirements of those with special housing needs~~.

~~**Discussion:** Special needs housing can be facilitated at the local level by accommodating such uses within the Zoning Code. The Washington State Housing Policy Act states that special needs housing must be treated as any single family use. While it is desirable to encourage distribution of such housing throughout the community, special needs housing uses cannot legally be prohibited from congregating.~~

Callout box:
The Washington State Housing Policy Act states that special needs housing must be treated as any single family use.

MOBILE HOME PARK PRESERVATION

SeaTac's mobile home parks provide an important affordable and community-oriented living option. However, mobile home park residents face unique challenges; they generally own their unit but do not own the underlying land.   If the park owner closes the park, residents must sell their unit and find other housing or relocate their unit to another mobile home park.   Depending on the age of the home, this can be difficult.   Both options involve significant costs to the residents.

Mobile home displacement is a significant issue being addressed by the State of Washington, King County, the Port of Seattle Federal Aviation Administration, and local jurisdictions such as the City of SeaTac. Residents of mobile home parks often have a significant investment in their home, although the land beneath it is rented. The costs of physically relocating a mobile home are such that low and moderate income residents may not be able to afford the move, and are at risk of losing their home in the event of a park closure. While the City of SeaTac cannot prohibit mobile home park closures, nor directly provide relocation assistance, the City can work toward regional cooperation in creating options for mobile home park tenants who may be impacted in the future.

GOAL 2.85

To encourageSupport the preservation of SeaTac's existing stock of mobile home parks as a viable source of affordable housing.

Policy 2.5A 8A

Encourage cooperation between the State, County, City, and other groups concerned with mobile home issues to increase opportunities for tenant ownership of mobile home parks.

Discussion: The City currently has a number of mobile home parks which contain a significant portion of the total housing stock. These mobile home parks provide an important affordable housing choice for many low income residents. Mobile home park residents face a unique dilemma. Like apartment renters, they are at the mercy of the landowner who may choose to cease operations or change use. However, mobile home park residents generally have a significant investment in the ownership of their unit. When forced to leave, they must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate income residents. Tenant ownership of mobile home parks increases the residents' stability by assuring that the park will remain as such.

Policy 2.5B

Encourage essential safety upgrades for older mobile homes.

Discussion: Older mobile homes often do not conform to current building safety codes. These mobile homes, while legal under "grandfather" clauses, may be unsafe due to old wiring and other construction materials. Community Development Block Grant Funds may be available to assist low-income mobile home owners with essential safety upgrades.

Note: Use "Include mobile homes in the City's Minor Home Repair program" as an implementation strategy under this policy.

Policy 2.5C8C

Where owners meet low income guidelines, utilize City resources to upgrade Encourage existing mobile home parks to meet minimum building standards.

Discussion: ~~Mobile home parks provide an affordable and community-oriented living environment. If well maintained, these areas can be attractive neighborhoods and an asset to the City's housing stock. However, if park infrastructure is allowed to degrade, parks can become run-down, unattractive and unsafe. The City can set a precedent in existing mobile home parks by recognizing their value, encouraging their upkeep, and requiring that minimum standards are maintained.~~ <ins>Minimum standards are important for the safety of residents and stability of the park neighborhood.</ins>   While the Zoning Code contains standards for the establishment of new mobile home parks, existing mobile home parks were permitted under King County and are subject to the regulations in place at that time. Enforcement of these standards is difficult because they ~~vary from park to park~~<ins>are inconsistent with current standards.</ins> ~~and are not readily accessible to City staff. Minimum standards are important for the safety of residents and stability of the park neighborhood.~~

MOBILE HOME RELOCATION

~~Mobile home displacement is a significant issue being addressed by the State of Washington, King County, the Port of Seattle Federal Aviation Administration, and local jurisdictions such as the City of SeaTac. Residents of mobile home parks often have a significant investment in their home, although the land beneath it is rented. The costs of physically relocating a mobile home are such that low and moderate income residents may not be able to afford the move, and are at risk of losing their home in the event of a park closure.~~ While the City of SeaTac cannot prohibit mobile home park closures, nor directly provide relocation assistance, the City <ins>can require mobile home park owners to prepare a relocation plan that inventories existing park tenants,</ins> ~~and~~ <ins>outlines the relocation options available to each tenant, and</ins> can work ~~toward~~ <ins>with other</ins> regional ~~cooperation in~~<ins>jurisdictions to</ins> ~~creating~~<ins>create</ins> options for mobile home park tenants who may be impacted in the future.

GOAL 2.<ins>9</ins>~~6~~

~~To m~~<ins>M</ins>inimize the impacts of mobile home relocation on low and moderate income residents.

Policy ~~2.6A~~ <ins>2.9A</ins>
<ins>Assist with finding</ins> ~~Work to create~~ location options for mobile home park tenants forced to move due to the closure of a ~~noise-impacted~~ mobile home park in which they reside.

~~**Discussion:** Some mobile home parks could be closed in the future due to redevelopment. While the City cannot provide relocation funding assistance, the City can work to create options for mobile home park tenants who are forced to move.~~

Policy ~~2.6B~~ <ins>2.9B</ins>
~~Ensure~~ <ins>Require</ins> that sufficient relocation plans are in place prior to the closure of any ~~noise-impacted~~ mobile home park.

~~**Discussion:** By State law, mobile home park owners must give a year's notice before closing their park. For noise-impacted parks desiring to close, the City will also require mobile home park owners to prepare a relocation plan that inventories existing park tenants and outlines the relocation options available to each tenant. As part of the relocation process, the City will encourage participation in the Port's Noise 150 program that passes relocation funding assistance to tenants.~~

~~RESIDENTIAL QUALITY OF LIFE~~
~~GOAL 2.7~~

~~**Preserve and enhance the quality of life in existing residential neighborhoods.**~~

~~Policy 2.7A~~

~~Enhance the livability of the City's residential communities by integrating new neighborhood-scale commercial/mixed use projects with existing development in appropriate locations, using effective design standards that incorporate crime prevention site design techniques.~~

Note: Covered in Land Use and Community Design.

~~**Discussion:** The development of low intensity, neighborhood-scale shopping areas can help create and foster a community identity based on local neighborhoods. Small businesses owned and operated by SeaTac residents, within walking distance of established neighborhoods, would greatly stimulate the City's economy and would provide entrepreneurial opportunities for local residents. With greater activity in the evenings and more people on the streets, especially pedestrians, opportunities for crime in SeaTac would greatly diminish.~~

~~Policy 2.7B~~

~~Actively promote citizen involvement and community input in issues related to neighborhood revitalization and preservation.~~

Note: Public Involvement now addressed in Framework Policies

~~**Discussion:** In order for the City to identify the needs and wants of a community, citizens must be engaged to discuss relevant issues. The City should continue to provide a variety of opportunities for citizens to voice their concerns and comments about the state of their neighborhoods. Community meetings allow citizens to interact with both neighbors and City Staff to discuss a number of topics. Such meetings provide a venue for staff to hear community concerns first-hand, initiate discussion among neighbors, and generate confidence among community members that issues/concerns will be heeded by staff. The City should also continue to promote community neighborhood revitalization events, such as intersection rehabilitation and community gardens; such projects/events enhance community pride and image.~~

RECOMMENDED IMPLEMENTATION STRATEGIES

The purpose of this section is to clearly identify the specific steps, or **implementation strategies**, that will need to be taken to implement this element's policies. In addition, this section also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Each strategy is preceded by a summarized version of the **proposed policy** to be implemented.

In the "Primary Responsibility" column, it should be noted that many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, however, it will be the City Council that analyzes the specific board/commission recommendation, and then makes the final decision about how to proceed.

The "time line" categories are defined as follows:

- Immediate .... within one year

- Short-Term .... one to six years

- Medium-Term .... six to 10 years

- Long-Term .... 10 to 20 years

- Ongoing .... no set time frame, since the strategy will be
     implemented on a continual basis

The "time lines" are target dates set annually when the City Council adopts amendments to the Comprehensive Plan. Strategies that have been implemented are noted in brackets, along with the relevant completion date.

The list of implementation strategies is a minimum set of action steps, and is not intended to limit the City from undertaking other strategies not included in this list.

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.1 NEIGHBORHOOD PRESERVATION			
2.1A Support the Physical and Social Stability of Established Residential Neighborhoods.	• Invest in older neighborhoods. Use local CIP funds, grants and other funding sources to provide needed capital improvements, such as sidewalks, street trees and pocket parks in existing residential neighborhoods.	City Council	Ongoing
	• Monitor eligibility of neighborhoods for CDBG and other neighborhood reinforcement money.	Human Services Advisory Committee, City Staff	Ongoing
	• Support the formation and maintenance of community groups, neighborhood associations, apartment and condo associations.	City Staff	Ongoing
	• Support development and maintenance of Block Watch activities.	City Council, City Staff	Ongoing
2.1B Encourage Repair and Maintenance of Existing Housing.	• Housing Rehabilitation: Continue funding King County's Housing Rehabilitation Program; promote local use of weatherization program administered by King County Housing Authority.	City Council, Human Services Advisory Committee	Ongoing
	• Periodically survey housing conditions and promote housing rehabilitation in targeted areas or across the City as needed.	City Staff	Ongoing
	• Sponsor an annual neighborhood beautification event in conjunction with neighborhood groups.	City Staff, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.1C Encourage the Insulation of Noise Impacted Housing.	• Assure that the most recent information on Port insulation programs is available for residents of houses in noise-impacted areas.	Port of Seattle Staff	Ongoing
	• Work with the Port to ensure the interest of SeaTac citizens are adequately represented in the avigation easement language.	City Staff	Short-Term (1 – 2 years)
2.1D Preserve the Character of Existing Single Family Neighborhoods Through Design and Development Standards.	• Revise the Subdivision Code and Zoning Code to require fencing, landscaping or other buffering/noise attenuation measures in situations where new houses and/or private streets are located close to existing homes.	Planning Commission, City Council	Short-Term (1 – 2 years)
2.2 ENCOURAGE A VARIETY OF HOUSING TYPES			
2.2A Encourage Development in Residential Areas with Existing Public Services.	• Revise the Zoning Code's accessory dwelling unit requirements to be less restrictive: – Remove requirement that the tenants of the accessory unit be relatives, employees or guests of the owner; – Allow the owner-occupied unit to be either the main or the accessory unit to provide more options for single or elderly homeowners; – Allow accessory units to be detached if certain limitations on size and placement are met.	Planning Commission, City Council	Short-Term (2 – 3 years)
	· Consider reducing the minimum single family lot size through the subarea planning process with appropriate adjustments in the Fire Code and building safety requirements.	Planning Commission, City Council	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.2A, cont'd.	· Facilitate investment in existing neighborhoods with vacant or under-utilized land through infill development incentives. Techniques to be considered include: – Streamlining administrative procedures for small or irregular sites. – Pre-approval for sites. – Revision of existing site design standards. – Technical assistance with short platting. – First-time home-buyer program for houses that can be moved from Port-buyout areas. – Reduced subdivision/site development standards such as narrower roads and reduced parking requirements [see also strategy 2.3B].	Planning Commission, City Council, City Staff	Short-Term (1 – 2 years)
	· Review City's Building Code to remove unnecessary obstacles, if any, to building infill single- and multi-family housing.	City Staff, Planning Commission, City Council	Short-Term (1 – 2 years)
2.2B Encourage Residential Uses in Commercial Districts.	· Reduce the parking requirements for multi-family land uses in commercial districts, resulting in reduced impact fees.	Planning Commission, City Council	Short-Term (1 – 2 years)
	· Revise Neighborhood Business designation to allow multi-family development outright as part of a mixed use development.	Planning Commission, City Council	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.2B, cont'd.	· Consider encouraging a non-profit entity or private development authority to purchase vacant or underutilized commercial property for redevelopment as housing or as a mixed use structure with housing as its principal use.	City Council, City Staff	Short-Term (2 – 4 years)
	· Explore current use taxation for new residential developments in commercial districts.	City Council, City Staff	Short-Term (2 – 4 years)
2.2C	· Ensure that the Zoning Code allows for modular and manufactured housing on single family lots, subject to the following standards: – The home shall be installed in accordance with the manufacturer's instructions, in accordance with the requirements of Chapter 296-150A or 296-150M WAC, as applicable, and shall be hooked up to all utility services; – The home must meet the required sound insulation standards as set forth by applicable FAA regulations when located within established remedy zones; – The home must meet a minimum size requirement; and – The home shall have exterior siding and skirting similar in appearance to siding materials commonly used on conventional site-built UBC single family residences.	City Council	Immediate [Z.C. amended 1997]

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.3 HOUSING AFFORDABILITY			
2.3A Identify, Maintain and Enhance Existing Affordable Housing Stock.	· Housing Rehabilitation. Publicize King County housing rehab program available to low and moderate income residents. [See strategy 2.1B]	Human Services Advisory Committee	Ongoing
	· Develop a monitoring system to measure whether the Countywide Planning Policy's affordable housing unit targets are being met. Monitoring system should have some mechanism for crediting SeaTac for existing affordable housing. System should also include enough details about each new unit so that the impact of specific housing programs and policies can be quantified.	King County Staff, City Staff	Short-Term (1 – 2 years)
	· Consider sponsoring a non-profit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds.	Human Services Advisory Committee, City Council	Short-Term (2 – 4 years)
	· House Matching. Consider funding a program that matches home owners who have extra space or maintenance/extra income needs with appropriate renters.	Human Services Advisory Committee, City Council	Short-Term (1 – 2 years)
	· Housing Options Brochure. Prepare a brochure highlighting creative ways that home owners can reduce monthly housing costs and maintain their homes with low cost measures.	City Staff, Other Agency Staff	Short-Term (2 – 4 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.3A, cont'd.	· ~~Consider i~~Identify~~ing~~ subsidized and low cost nonsubsidized housing that may be lost to redevelopment, deterioration, or public actions. – Determine if existing subsidized and low cost non-subsidized housing stock is located where it may be replaced by known or anticipated redevelopment projects. – 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. – Continue to use existing Human Services funding to assist low income residents with maintenance and repair projects to maintain the City's existing stock of affordable housing.	City Staff	Short-Term (1 – 2 years)
2.3B Use Land Use Policies and Codes to Encourage Affordable Housing for Forecast Population.	**Zoning Strategies** · **Density Bonuses** ~~Consider m~~Maintain~~ing~~ density incentives for developers who make a proportion of their development affordable housing for lower income households.	Planning Commission, City Council	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.3B , cont'd.	· **Minimum Density Zoning** The Zoning Code should be revised to provide incentives for developing residential properties to the maximum densities allowed by the zone. Incentives may include: – Reduced infrastructure requirements – Building placement specifications to ensure further land division in the future	Planning Commission, City Council	Short-Term (1 – 2 years)
	· **Accessory Dwelling Unit Ordinance** [see strategy 2.2A]	Planning Commission, City Council	Short-Term (1 – 2 years)
	Development Standards/PUD Ordinance · **Subdivision/Site Development Standards** 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 (1 – 2 years)
	· **Planned Unit Development (PUD) Ordinance** – Assure that the incentives for affordable housing are explicitly stated in the PUD ordinance so as to encourage their use. – Streamline the PUD process for projects with an affordable housing component.	Planning Commission, City Council	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.3B, cont'd.	**Permit Review Procedures** · Consider exemptions from part or all impact fees for affordable housing projects that provide a minimum percentage of affordable units.	Planning Commission, City Council	Short-Term (1 – 2 years)
	· Streamline the SEPA process for projects that include affordable housing, based upon consistency with adopted City policy and the City's programmatic EIS.	City Staff	Short-Term (1 – 2 years)
2.3C ~~Consider~~ Encourag~~ing~~e Public/Private/Non-profit Cooperation in the Development of Affordable Housing in SeaTac.	· ~~Consider m~~Meeting with existing non-profit housing developers to discuss the feasibility of non-profit housing development in SeaTac and encourage its development by explaining SeaTac's procedures and working with them to find appropriate sites.	City Staff	Short-Term (1 – 2 years)
	· Participate in the State's one-night count of the homeless, using the methodology developed by the State, to assess the extent of homelessness in SeaTac; use the results of this inventory to focus on affordable housing as homelessness prevention.	Human Services Advisory Committee, City Staff, City Council	Short-Term (1 – 2 years)
2.3D Ensure that City Codes and Development Regulations do not Create Barriers to Affordable Housing.	· Conduct a thorough review of all relevant City codes and regulations and revise where they are found to create unnecessary barriers.	Planning Commission, City Council	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.3E Encourage Affordable Housing Opportunities to be Equitably Dispersed Throughout the City.	· Allow accessory dwelling units in residential areas throughout the City. [see strategy 2.2A for details]	Planning Commission, City Council	Short-Term (1 – 2 years) [Z.C. allows ADUs in all SF residential zones, subject to regulations]
2.3F Pursue a Regional Approach to Affordability; Use City Efforts and Resources to Leverage Regional Cooperation.	· Work with other South King County Cities to explore the feasibility of establishing a regional housing funding initiative and create it if deemed feasible.	City Council, City Staff	Ongoing
	· Work with King County and the State to identify and pursue regional mechanisms for meeting the Puget Sound Region's housing needs.	City Council, Human Services Advisory Committee	Ongoing
	· Coordinate the City's land use policy, housing policies/programs and human services programs to assure the City's resources are used to their fullest capacity.	City Council, Planning Commission, Human Services Advisory Committee	Ongoing
	· Explore the shared use of public and non-profit facilities.	City Council, Human Services Advisory Committee	Short-Term (1 – 2 years)
2.4 SPECIAL NEEDS HOUSING			
2.4A Support and Plan for Assisted Housing Opportunities Using Federal, State and County Resources.	· Determine numbers and needs of Special Needs Populations (such as people with physical and developmental disabilities, frail elderly and people living with AIDS).	Human Services Advisory Committee	Short-Term (2 – 4 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	· Assess regional, State and Federal resources for meeting existing and future needs: – Identify areas where there are insufficient services directed to the needs of Special Populations. – Assess ways the City can support programs that address these needs (marketing/referral or possibly direct funding).	Human Services Advisory Committee, City Council	Short-Term (2 – 4 years)
2.4B Allow for the Distribution of Housing Throughout the City to Meet the Requirements of People with Special Housing Needs.	· Ensure that residential zoning codes conform to the Washington Housing Policy Act Section 20 that requires residential structures occupied by persons with disabilities/handicaps be treated no differently than similar residential structures occupied by families or by other unrelated individuals.	Planning Commission, Human Services Advisory Committee, City Council	Short-Term (1 – 2 years)
2.5 MOBILE HOME PARK PRESERVATION			
2.5A Increase Opportunities for Tenant Ownership of Mobile Home Parks Through Cooperation with the State, County and Other Groups.	· Work with King County to site a publicly and/or cooperatively owned mobile home park.	King County Staff, City Staff	Short-Term (1 – 2 years)
	· Coordinate with other groups concerned with mobile home issues (for example, mobile home park associations and the South King County Housing Forum).	City Staff	Ongoing
2.5B Encourage Essential Safety Upgrades to Older Mobile Homes.	· Work to obtain CDBG funds to assist with essential safety upgrades to older mobile homes that are not up to code.	Human Services Advisory Committee, City Staff	Short-Term (1 – 2 years)
2.5C Encourage Existing Mobile Home Parks to Meet Minimum	· Adopt minimum standards for existing mobile home parks in the Zoning Code (for examples, internal streets, street lights, etc.).	City Council, Planning Commission	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
Standards.	· Include mobile home parks in neighborhood planning efforts.	Planning Commission	Ongoing
2.6 MOBILE HOME RELOCATION			
2.6A Work on Creating Location Options for Mobile Home Park Tenants Forced To Move Due to Noise-Impacted Mobile Home Park Closure.	· Work with the County to find sites for a publicly and/or cooperatively owned mobile home park.	King County Staff, City Staff	Short-Term (1 – 2 years)
2.6B Ensure that Sufficient Relocation Plans are in Place Prior to the Closure of a Noise-Impacted Mobile Home Park.	To the extent permitted by law:		
	· Assure that the Zoning Code clearly notes the requirement that a tenant relocation plan be in place for any noise-impacted mobile home park proposing to close.	Planning Commission, City Council	[Completed 2/97]
	· Adopt specific requirements for tenant relocation plans. Relocation plans should inventory tenants and include specific mobile home relocation or other housing options for each tenant.	Planning Commission, City Council	[Completed 7/95]
	· Work with the Port of Seattle to establish procedures for implementing the Port's Noise 150 program that provides relocation funds/compensation (an average amount of $6,000 per mobile home) for mobile homes in noise impacted areas where property owners convert their land to a noise-compatible use.	Port of Seattle Staff, City Staff	Short-Term (1 – 2 years), Ongoing
2.7 RESIDENTIAL QUALITY OF LIFE			

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.7A Enhance Neighborhood Livability by Integrating Neighborhood-Scale Commercial/Mixed Use Developments.	· Develop a "template" for a typical SeaTac Neighborhood Commercial area, including optimum size, economic analysis to identify markets and likely business types that might locate in such an area, and a set of prototypical visual examples.	City Staff, Planning Commission, City Council	Short-Term (1 – 2 years)
	· Identify areas appropriate for neighborhood-scale commercial/mixed use developments.	City Staff, Planning Commission, City Council	Short-Term (2 – 3years)
	· Prepare development standards to assure integration into existing neighborhoods. Development standards should include provision for mini-parks, or other public open spaces at appropriate scales.	City Staff, Planning Commission, City Council	Short-Term (3 – 5 years)
	· Develop implementation plan, including phasing where appropriate.	City Staff, Planning Commission, City Council	Short-Term (3 – 5 years)
	· Amend the Zoning Map in the areas identified.	City Staff, Planning Commission, City Council	Short-Term (4 – 6 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.7A, cont'd.	· Support business developments in the Neighborhood Commercial Districts: – Expedite the permit process for new Neighborhood Commercial Districts (see Goal 7.2 for details); – Encourage a variety of housing types in redeveloping neighborhood-scale commercial/mixed use areas to provide a varied consumer base.		
	· Continue to implement existing design and landscaping standards in new multi-family residential developments.	City Staff, Planning Commission, City Council	Short-Term (4 – 6 years)
	[These strategies are also found in Land Use Strategies, 1.1B-1].		
2.7B Encourage Citizen Involvement and Community Input in Issues Related to Neighborhood Revitalization and Preservation.	· Support the formulation of community groups, neighborhood associations, etc. (see Policy 2.1A).	Planning Commission, City Staff	Ongoing
	· Promote awareness of community meetings and programs through local newspapers, agencies, community center activities, and the City newsletter.	City Staff, Planning Commission, City Council	Ongoing
	· Hold biannual community meetings throughout a variety of neighborhoods that focus on neighborhood issues/concerns.	City Staff	Short-Term (2 – 4 years)

HOUSING ELEMENT BACKGROUND REPORT – DRAFT

INTRODUCTION

The Housing Element Background report analyzes the supply and affordability of housing in the City of SeaTac. It reports current conditions, analyzes trends and forecasts future needs.

The background report has been developed under the requirements of the King County Countywide Planning Policies, which promote affordable housing by establishing goals for each jurisdiction to accommodate its share of the need. This report determines the contribution of SeaTac in meeting the housing needs of moderate-income, low-income and special needs populations.

The background report has three main sections: the Housing Supply, Housing Needs and general Housing Implementation Strategies (implementation strategies specific to individual housing policies can be found in the Housing goals and Policies of this Comprehensive Plan). The Housing Supply section analyzes current conditions in terms of the number and type of housing units, unit ownership, vacancy, structural characteristics and cost. Data from United States Census and other sources provide a basis for trend analysis and allow comparisons to King County as a whole. The Housing Needs section identifies the needs of the resident population including age, race and income range. This section also explores housing affordability and analyzes the city's progress towards the affordable housing needs established in the Countywide Planning Policies. The Housing Implementation Strategies section lists existing housing programs and implementation strategies, and identifies potential measures to meet affordability needs.

DATA SOURCES

The data sets used for this analysis include the U.S. Census, the American Community Survey (ACS), and King County Assessor data. It is important to recognize that these data sets are collected in different manners and, therefore, are not directly comparable. The following summarizes the differences between the data sets and the assumptions made regarding their use:

- *U.S. Census* provides a "snapshot in time" that reflects the date of the decennial census (April 1, 2010). As a census, it attempts to collect information for every household in the country and to represent the entire population. The 2010 Census provides a set of information about populations and households, but relies on the American Community Survey to provide greater details.
- *American Community Survey (ACS),* also from the U.S. Census Bureau, provides detailed information about households and population based on a sample of households. The ACS is collected throughout the year and is an average of single or multiple years, providing a "moving window" of averaged data (as compared to the "snapshot" of the Census). The ACS provides single-year, three-year and five-year averages. Single-year averages are available only to areas of at least 65,000 in population and three-year average for areas of 20,000 or more. The census tract level data set is a five-year average. The single-year 2010 ACS data were available at the county level but not for the city of SeaTac. Therefore, to allow comparisons between the county and city results, this analysis uses the three year 2008-2010 ACS dataset. In order to provide consistency with the Census results, the 2008-2010 year ACS data were adjusted to match 2010 Census totals for households, housing units and

population. By doing so, the assumption is that the three-year ACS, as adjusted, provides an acceptable representation of the 2010 Census and allows a reasonable comparison to the 2000 Census data.

- *King County Assessor's data* provide parcel level information about housing characteristics, building conditions and values. This information is updated continually and the data in this report reflect a February 2013 download of information. This data were primarily used for mapping at the parcel and block level and to provide additional information related to housing characteristics.

HOUSING SUPPLY

The City of SeaTac has 10,360 housing units, 9,533 households and a resident population of approximately 27,000 (2010 U.S. Census). The housing consists of a variety of types, ages and sizes, which provides a range of options for meeting resident housing needs. The housing stock in SeaTac offers single family homes, townhouses, apartments, mobile homes and other housing types for its diverse population.

TYPES

The 2010 Census data indicate that SeaTac has 10,360 housing units. Just over half (53 percent) are single-family made up of detached homes as well as attached units such as townhouses. Multi-family units such as duplexes, apartments and condominiums make up 39 percent and approximately eight percent are mobile homes. Less than one percent of the housing (28 units) are classified as "other" which includes campers, vans, and hotel/motel units used as permanent residences.

Compared with 2000 census data, there has been a small growth in total housing of 328 units. Most growth has occurred in multi-family units (increase of 292 units), along with growth in single-family homes (87 units). The number of mobile homes has declined by 58 over the ten-year period. Mitigation for the SeaTac Airport construction of the third runway, SR-509 corridor purchases, and other development actions have led to the conversion of older housing stock to new uses and the reduction in mobile home housing in the city.

Figure _-_ Housing Units by Type[j1]

	2000	Pct	2010	Pct	Change
Single-family	5,444	54%	5,531	53%	87
Multi-Family	3,714	37%	4,006	39%	292
Mobile Home	852	8%	794	8%	-58
Other	22	0%	28	0%	6
Total	10,032	100%	10,360	100%	328

Source: 2000 U.S. Census. ACS 2008-2010 (adjusted to 2010 Census totals).

Figure _-_ shows the location of housing by type within the city. Multi-family homes tend to be located closer to International Boulevard while single-family areas tend to be located along the western and eastern edges of the city. Within the single-family neighborhoods, there is a sprinkling of duplexes, townhomes, and condominiums.

<<Housing Maps Types M8>>

Map #M8 file location:

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Data missing from MXD. Data location per MXD:

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UNIT SIZE

SeaTac has a range of housing sizes for a variety of household sizes in the City. Much of SeaTac's housing offers multiple bedrooms, ideal for families and larger households. Figure _-_ shows the number of bedrooms for owner-occupied and renter-occupied units. Approximately 47 percent of all units in the city have 3 or more bedrooms. Of owner-occupied homes, 25 percent have 4 or more bedrooms.

Figure _-_ Number of Bedrooms by Tenure[j2]

Unit Size	Owner-Occupied	Renter Occupied	All Units
No bedroom	0.0%	7.4%	3.4%
1 bedroom	6.1%	38.5%	21.0%
2 bedrooms	22.7%	36.2%	28.9%
3 bedrooms	45.6%	13.3%	30.8%
4 bedrooms	16.7%	4.1%	10.9%
5 or more bedrooms	8.8%	0.4%	5.0%

Source: 2008-2010 ACS

VACANCY RATES

Data from the 2010 U.S. Census exhibit an overall vacancy rate for all housing of 8.0 percent in SeaTac, indicating availability and turnover in the housing market. Of the vacant units, almost half (49 percent) are for rent, while 19 percent of the vacant units are for sale. The balance is either rented or sold but not occupied, or is classified as vacation or other vacant housing. Compared with 2000 data, total vacant homes have increased.

Figure _-_. Housing Vacancy (SeaTac)[j3]

	2000	Percent	2010	Percent
Occupied Units	9,708		9,533	
Vacant Units	468		827	
For Sale/sold not occupied	48	10%	158	19%
For Rent/rented not occupied	221	47%	409	49%
Sold/Rented not occupied	56	12%	64	8%
Other Vacant	143	31%	196	24%
Vacancy Rate	4.6%		8.0%	

Source: 2000 and 2010 U.S. Census

TENURE

Housing tenure describes whether a housing unit is owner occupied or rented. Figure _-_ shows that for the City of SeaTac, owner occupancy has declined between 2000 and 2010 from 54 to 53 percent of the occupied housing units while renter occupancy has increased from 46 to 47 percent.

Housing units for rent account for a higher percentage of the total units in SeaTac than for the county as a whole. This may be indicative of the lower income and more transient population found in SeaTac than the rest of the county.

Figure _-_. Occupied Housing Units by Tenure[j4]

	SeaTac		King County	
	2000	2010	2000	2010
Owned Occupied	54%	53%	60%	59%
Renter Occupied	46%	47%	40%	41%
Total	100%	100%	100%	100%

Source: 2000 and 2010 U.S. Census

Figure _-_ shows by census block, the areas of housing that are predominantly owner-occupied and those that are predominantly rented. Areas along Military Road, in the north end and in the southwest have mostly owner-occupied housing, while homes near International Boulevard are typically rental housing.

YEAR STRUCTURE BUILT

SeaTac saw its greatest level of housing construction during the 1950s through 1970s, with nearly two-thirds of its homes constructed between 1950 and 1979. Starting in the 1980s, housing construction was less active in SeaTac than in other parts of the county. Less than 10 percent of SeaTac's 2010 housing units were built after 1990, as compared to King County overall, where 27 percent of homes were built after 1990.

Figure _-_. Year Structure Built[j5]

	SeaTac Units	SeaTac Percent	King County Percent
2005 or later	386	4%	5%
2000 to 2004	305	3%	8%
1990 to 1999	306	3%	14%
1980 to 1989	1,028	10%	16%
1970 to 1979	2,120	20%	15%
1960 to 1969	2,807	27%	13%
1950 to 1959	1,977	19%	10%
1940 to 1949	948	9%	6%
1939 or earlier	482	5%	13%
Total	10,360	100%	100%

Source: ACS 2008-2010 (adjusted to 2010 Census totals).

<<Figure _-_ Map 12 Tenure Map>>

Map #M12 file location:

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Data missing from MXD. Data location per MXD:

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MXD "Table of contents" references "STCensus3.H00402_03 / H0040001" and "H0040004 / H0040001"

HOUSING CONDITION

More than 60 percent of SeaTac's housing stock is 40 or more years old and nearly 80 percent is 30 or more years old. As housing ages, there is a need for upkeep and modernization, which if left unattended can affect the health and safety of the occupants. In addition, affordable housing that falls into disrepair is more likely to be torn down and replaced with market rate housing. The King County Assessor's Office visually inspects the exterior of units and rates them on a 1 (Poor) to 5 (Very Good) scale for condition and on a 1 to 9 scale for build quality (single-family homes). Review of the Assessor's data for single-family homes in SeaTac found that 98 percent of units were rated as being in average or better condition. A combined housing condition and build quality indicator finds that approximately 5 percent of single-family homes are either in less than average condition or of less than average build quality. This represents 242 of the single-family homes in SeaTac.

Figure _-_. Housing Condition-Build Quality[j6]

	SeaTac	Percent
Good Condition-High Build Quality	722	13%
Average Condition-Average Build Quality	4397	82%
Below Average Condition-Below Average Quality	278	5%
Total	5,397	100%

Source: King County Assessor Parcel Data 2013

SPECIAL HOUSING TYPES

Housing is usually thought of as houses, apartments, condominiums, and mobile homes. There are additional special housing types that serve segments of the population.

Group Quarters

In 2010, there were 109 persons living in non-institutionalized group quarters. The two senior housing facilities within SeaTac – Falcon Ridge Assisted Living located on International Boulevard and Angle Lake Court Senior Housing located on S 188th Street – provide a combined 140 units of senior housing. Angle Lake Court's 80 units are low-income units. Both facilities are located along bus lines that connect to light rail and the airport. There is also a group home for disabled adults located on Military Road.

In addition, the Federal Detention Center is located within the city limits with an average inmate population between 700 and 900.

Hotel/Motel Rooms

There are approximately 5,743 hotel and motel rooms within SeaTac. While hotels and motels are not usually considered as permanent residences, some hotel rooms are used as residences for resident managers or caretakers: an average of 9 from 2001 to 2007. Although the City no longer

tracks this particular data it is likely that some hotel rooms still serve as permanent residences. In addition, some rooms may provide temporary housing for homeless families who are receiving temporary housing vouchers through churches and non-profit agencies.

TRENDS IN HOUSING SUPPLY

SeaTac represents a submarket of the overall housing market in King County and the Puget Sound region. Economic and population growth in the region will place upward pressure on the housing market as demand increases. In response, new housing activity may occur to meet local demand and the needs of the region.

Median Contract Rent

The rental market makes up approximately one-half of all housing in SeaTac. Trend data show that median rents in SeaTac have increased from $582 per month to $783 per month between 2000 and 2010, a 16 percent increase. Between 2000 and 2006, the SeaTac median rents grew only 11 percent, as compared to 14 percent growth countywide. However, between 2006 and 2010, SeaTac median rents have increased 17.5 percent, exceeding 13 percent growth countywide. Comparing 2000 and 2010, the median rent in SeaTac remains at 84 percent of the county wide median. While rents have increased overall, SeaTac remains one of the more affordable areas in the county.

Figure _-_. Median Rent Values

[j7]
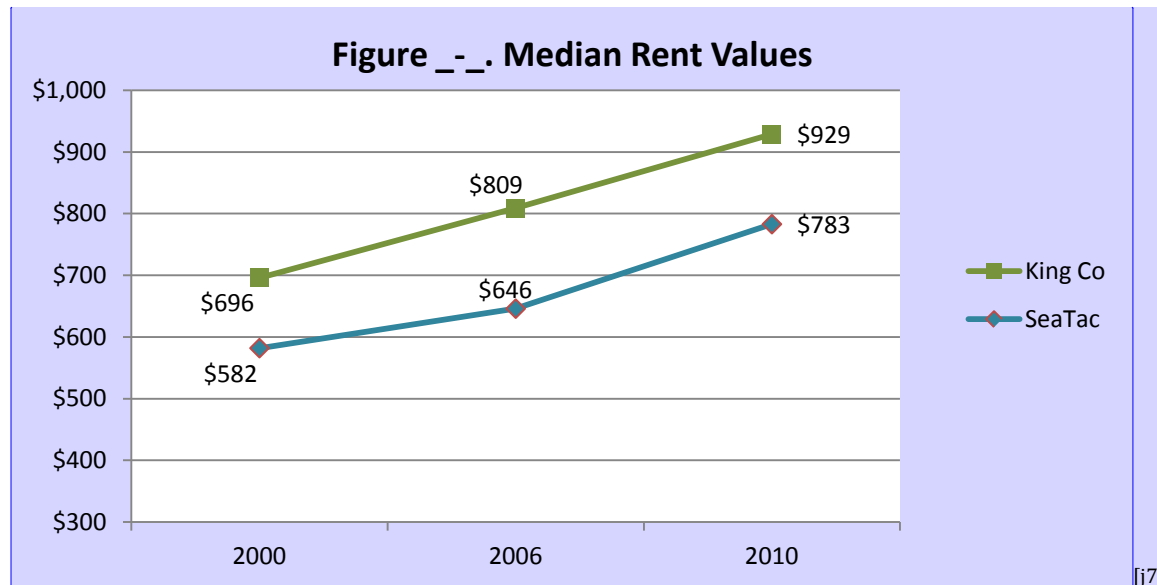
Source: 2004-2006 ACS; 2008-2010 ACS; 2000 U.S. Census.

Median Home Prices

The median home price for homes in SeaTac nearly reached $290,000 in 2008, prior to decreasing by about 10 percent during the recession. The 2010 median home value in SeaTac of $262,300 remains well below the King County median price of $406,800. Between 2000 and 2010, the median home price in SeaTac increased 53 percent, while King County home prices rose 63 percent. The median home price in SeaTac continues to lag behind King County. The 2010 median home

price in SeaTac is only 64 percent of the King County median home price, making SeaTac one of the more affordable communities in the county for home ownership.

Figure _-_. Median Home Price in SeaTac and King County
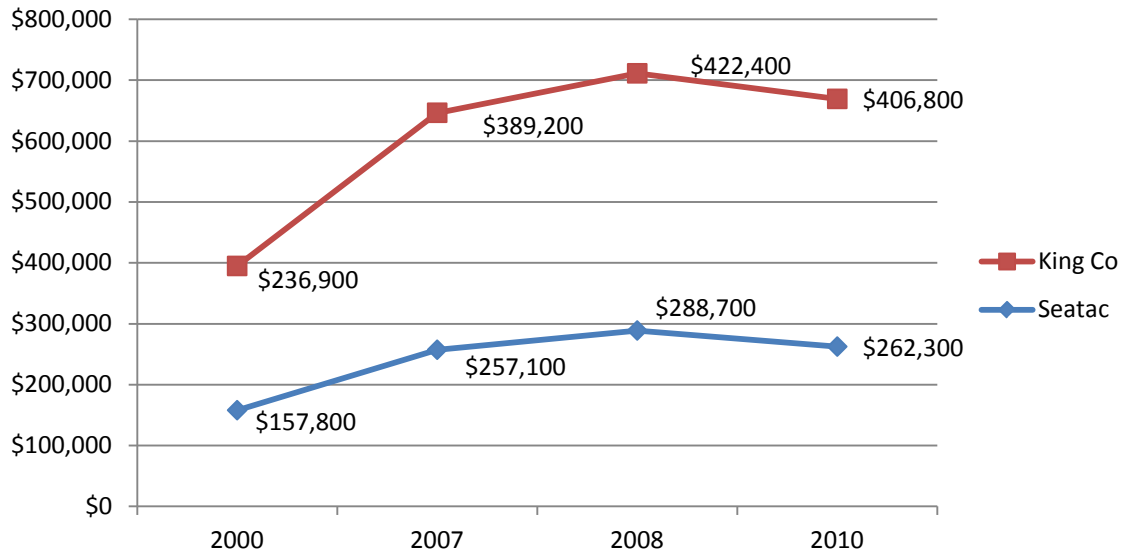
[j8]Source: 2004-2006 ACS; 2008-2010 ACS; 2000 U.S. Census.

Permit Activity

The level of permit activity indicates the level of housing construction from year to year and shows the growth and decline of housing. Figure _-_ shows residential permit activity from 2006 to 2010. The table lists the number of residential permits applied for and the number of new residential units added and removed each year.

Figure _-_. Residential Permit Activity[j9]

Year	Units Built		Units Removed		Net
	Applications	Units	Applications	Units	Change
2006	79	15	12	9	6
2007	30	146	28	27	119
2008	20	106	0	1	105
2009	11	155	4	48	107
2010	13	90	5	42	48
Total	153	512	49	127	385

Source: City of SeaTac

The total number of housing units has increased over the five-year period, with the highest levels occurring during in 2007-08. Much of the recent residential activity has been from the Polygon development in the south east portion of the City, which has accounted for 71 percent of all new units constructed in the city during this five-year period. Housing removed during this time period

includes those purchased by the Port of Seattle, and properties purchased as part of the State Route 509 expansion project.

SUBSIDIZED HOUSING

King County Housing Authority (KCHA) provides and administers subsidized housing and housing assistance in King County. KCHA programs are need-based and require applicants to meet income requirements based on their family size. These programs provide housing at fixed or reduced rents, or assistance in paying the cost of market rate housing.

Subsidized/Reduced Rent Housing

KCHA does not own or operate subsidized housing units within SeaTac. However, there are KCHA multi-family properties within SeaTac that provide reduced rents to low-income and moderate-income tenants.

Windsor Heights has 326 units in seven buildings consisting of mainly one and two bedroom units. The building is part of King County's Affordable Housing Program and provides reduced rents for qualifying residents. Rents (2013) vary from $650/month for a single bedroom to $770/month for a two-bedroom unit.

Carriage House is a moderate-income facility that provides work-force housing. Carriage House has 236 units consisting of mainly studio units. Rents (2013) are $510/month for an efficiency studio unit and $590/month for a one-bedroom unit.

The Angle Lake Court Apartments for seniors age 55 or older. Constructed and operated by the Lutheran Alliance to Create Housing (LATCH), this facility provides 65 one-bedroom and 15 two-bedroom units. Rents are income-based on a sliding-scale fee. Rents (2010) for one bedroom units are between $414 and $655 and for 2 bedroom units are between $490 and $800, depending on income.

Section 8 Program

The Section 8 program helps low-income households rent homes on the private market. Participants are required to pay at least 28 percent, but not more than 40 percent of their household income for rent and utilities. In King County, the KCHA sets the value of the voucher based on the rent for a moderately-priced dwelling unit in the local housing market (the payment standard). KCHA pays the housing subsidy directly to the landlord on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

According to the King County Housing Authority, nearly 300 households receive Section 8 housing vouchers in the City of SeaTac (3 percent of SeaTac households). Most of the vouchers are for one-bedroom and two-bedroom units, but nearly 20 percent are for larger (4 or more bedrooms) homes with 6 or more persons living in each. Average gross rents in SeaTac are $830 per month for a studio or one-bedroom unit to $2,122 for a four or more bedroom home. Figure _-_ lists the number

of recipients by type of unit, average rent and average household size. Overall, the Section 8 program assists approximately 800 people or three percent of the total SeaTac population.

Figure _-_. Section 8 Program in SeaTac[j10]

Unit Type	Households	Percent	Average Rent	Average HH Size
0-1 Bedroom	114	38%	$830	1.1
2 Bedroom	83	28%	$1,079	2.4
3 Bedroom	76	26%	$1,455	4.1
4 or more Bedroom	25	8%	$2,122	6.7
Total	298	100%	$1,167	2.7

Source: King County Housing Authority - as of 2/28/2013

Figure _-_ shows the proportion of Section 8 vouchers in use by Census tract within the City of SeaTac. The figure also shows the percent of housing units that are affordable to low-income households. Concentrations of recipients of Section 8 vouchers are found in the census tract that includes Angle Lake and the apartment complexes between S 204th Street and S 208th Street, as well as the census tract north of SR 518.

Section 8 participants in SeaTac are generally disabled, minority, and below 62 years in age with a female head of the household. Most are considered very low income, with household incomes below 30 percent of the area median income. Figure _-_ summarizes the characteristics of Section 8 participants within SeaTac in 2009.

Figure _-_. Characteristics of Section 8 Recipients (SeaTac)[j11]

Income	Percent
Below 50% of median income	96%
Below 30% of median income	85%
1 adult with children	41%
Female head of household	76%
Disabled head of household/spouse < 62 years	68%
Recipient age: 24 or less	4%
Recipient age: 25 to 50	55%
Recipient age: 51 to 61	26%
Recipient age: 62 to 85	13%
Recipient age: 85 or more	0%
Minority head of household	73%
Average household contributed rent per month	$405

Source: Housing and Urban Development 2009

<<Map M9 Location of Section 8 housing vouchers>>

Map #M9 file location:

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HOUSEHOLD NEEDS

The analysis of the needs of SeaTac's residents provides understanding of the population served and the issues that they face. This section analyzes the housing needs of the community including the characteristics of its resident population and the availability of affordable housing within SeaTac. This section also reviews the city's status in meeting housing affordability goals as identified in the Countywide Planning Policies.

HOUSEHOLD SIZE

An average household in SeaTac is 2.72 persons, as compared to countywide average of 2.40 persons. About 62 percent of SeaTac households live in families as compared to 59 percent for the county as a whole. Since 2000, the average household size has increased by 7.5 percent. As seen in Figure _-_, much of this growth has been in households with 5 or more persons.

Figure _-_. Household Size[j12]

Number in Household	2000	Percent	2010	Percent
1 Person	2913	30%	2748	29%
2 Person	2981	31%	2756	29%
3 Person	1552	16%	1439	15%
4 Person	1199	12%	1159	12%
5 Person	561	6%	716	8%
6 Person	303	3%	371	4%
7 or More Persons	181	2%	344	4%
Average	2.53		2.72	

Source: 2000 and 2010 U.S. Census

HOUSEHOLD INCOME

The Area Median Income (AMI) in King County is $67,711 or approximately an hourly wage of $33 per hour. Affordable housing focuses on households with incomes below 80 percent of the AMI (Moderate), 50 percent of the AMI (Low Income) and 30 percent of the AMI (Very Low Income). Figure _-_ shows the annual and hourly wages and an example of jobs that are typical for that income category. The table shows that even with full-time employment, many single-wage households can easily fall into the low or very low-income groups.

Figure _-_. Income Categories[j13]

Income Category	Percent of AMI	Annual	Hourly	Example Profession
Very Low Income	Up to 30% AMI	$20,300	$9.90	Childcare Worker
Low Income	50% of AMI	$33,850	$16.50	Janitorial Worker
Moderate Income	80% of AMI	$56,170	$26.40	Licensed Practical Nurse
Median Income	100% of AMI	$67,711	$33.00	Fire Fighter, Webmaster

Source: 2009 U.S. Bureau of Labor Statistics

SeaTac has a high number of low-to-moderate income households. More than 20 percent of city households are classified as very low income and nearly another 20 percent as low income. In total, almost 60 percent of city households are considered at or below moderate-income levels (up to 80 percent of county wide area median income). Compared to the county as a whole, SeaTac households are more likely to be in the lower income ranges. Figure_-_ shows the income categories by group.

Figure _-_. Household Income Categories[j14]

Income Level	No. of SeaTac Households	Percent
Very Low Income (Below 30% of AMI)	1,905	20%
Low Income (30%-50% of AMI)	1,799	19%
Moderate Income (50%-80% of AMI)	1,715	18%
Middle Income (80%-120% of AMI)	1,799	19%
Above 120% of King Co AMI	2,316	24%

Source: ACS 2008-2010 (adjusted to 2010 Census totals).

Low-income and moderate-income households are spread throughout the city. Figure _-_ shows the percentage of low and moderate-income households by census tract. The greatest concentrations are found in the tract between S 176th Street and S 188th Street and the tract north of SR518 and S 146th Street.

HOUSEHOLD TYPES

There are a many different types of households within the City of SeaTac from married partners to single-parent households. Compared to King County, SeaTac has a higher percent of family households (62 to 59 percent) and families with children (29 to 27 percent), but a greater share of those are single-parent households or heads of a household without a spouse (21 to 13 percent).

Figure _-_. Households by Type[j15]

Household Types	SeaTac	King County
Family households	62%	59%
With own children under 18 years	29%	27%
Husband-wife family	41%	45%
With own children under 18 years	19%	20%
Male householder, no wife present	7%	4%
With own children under 18 years	3%	2%
Female householder, no husband present	14%	9%
With own children under 18 years	7%	5%
Nonfamily households	38%	42%
Same-Sex/Unrelated Households	9%	11%

Householder living alone	29%	31%

Source: 2010 U.S. Census

<<M4 % of Income by Tract>>

Map #M4 file location:

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AGE DISTRIBUTION

The breakdown of the population into age groups can help evaluate the needs for a community to understand trends that may affect current and future housing needs of the city. Figure _-_ compares the age groups distribution between the city and county.

Figure _-_. Age Distribution[j16]

Age	SeaTac	King County
Under 5 years	8%	6%
5 to 19 years	18%	18%
20 to 39 years	33%	31%
40 to 59 years	28%	29%
60 to 79 years	12%	13%
80 years and older	3%	3%
Total	100%	100%

Source: 2010 U.S. Census - SeaTac

In general, the city's population reflects the population of King County, with the exception that SeaTac has a slightly higher percentage of children under age 5 and a higher proportion of 20 to 39 year olds. The median age for SeaTac is 34.5 years as compared to King County's 37.1 years. Results show that SeaTac is generally younger with a greater share of young children than the county as a whole, indicating a need for larger homes, parks, schools and recreation facilities.

ETHNIC AND RACIAL DIVERSITY

The City of SeaTac is both ethnically and racially diverse with a mix of residents from a wide range of cultures and backgrounds. Areas of the city have become focal points for larger regional communities that include mosques, churches, shopping areas and cultural centers. Compared to the county as a whole (Figure _-_), SeaTac has fewer white and a larger percentage of those classifying themselves as Black, Pacific Islander, or other race. About 20 percent of the population is of Hispanic or Latino origins.

Figure _-_. Population by Race[j17]

Race	SeaTac	King County
White	46%	69%
Black or African American	17%	6%
American Indian and Alaska Native	1%	1%
Asian	15%	15%
Pacific Islander	3%	1%
Some Other Race	11%	4%
Population of Two or More Races	6%	5%
	100%	100%

Source: 2010 U.S. Census - SeaTac

OVERCROWDING

Where housing costs tend to exceed income there is a tendency for overcrowded conditions. Overcrowding can be measured by square feet of living space per person, with less than 200 square feet per person indicating the potential for overcrowded conditions. Figure _-_ shows the locations of overcrowding within SeaTac by Census block designations. Because this is an average of conditions within a block, this analysis will not capture the nuances of overcrowding within a block.

As seen in the figure, there are indications of overcrowding in the Bow Lake mobile home park, the area near the Windsor Heights Apartments, and a number of isolated areas throughout the city.

HOUSEHOLDS WITH SPECIAL NEEDS

Special needs populations include the elderly and frail elderly, female headed households with children, persons with disabilities, and the homeless. All of these and other special populations can be found in SeaTac, and each has specific housing needs.

Elderly. The senior population (65 and over) in SeaTac has increase since 2000 from 2,474 to 2,606, but still represents 9.7 percent of the population. Seniors often live on fixed incomes and may require financial and maintenance assistance. Seniors are also more likely to have decreased physical capabilities, which puts a greater demand on health and human services.

Single Headed Households with Children. There are 2,043 single-parent households in SeaTac, up from 1,204 in 2000. Of these, 67 percent (1,336) of these households were headed by females. Single-parent households are likely to have difficulty finding affordable housing. Female-headed households with children are extremely susceptible to poverty.

Persons with Disabilities. Persons with physical, developmental, and other disabilities (for example, substance abuse) often have an acute need for housing and associated support services. These populations are more likely than others to be unemployed or underemployed, and are very likely to be of low income. The Americans with Disabilities Act (ADA) requires fair and accessible housing conditions for persons with disabilities. Housing for this group needs to be affordable, appropriate, and accessible, and may be difficult to locate in areas with older homes.

Homeless. The Seattle/King County Coalition on Homelessness (SKCCH) conducts an annual inventory of the homeless population residing in shelters and the on-street population. The focus of this study is on larger communities where homeless populations tend to congregate and SeaTac's homeless population in not included in the count. Count results from nearby communities found 53 homeless in Kent and 118 in Federal Way in January 2013. The SKCCH also conducts an annual "turn away" survey of agencies that are providing shelters during the last Thursday of January each year. Reports from shelters in South King County indicate that they must turn people away nightly because of a lack of space. The homeless need services beyond basic shelter, such as food, clothing, and job training or counseling.

<<M1b –Overcrowding>>

Map #M1b file location:

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HOUSING AFFORDABILITY

Housing affordability is an easy concept, but it can be difficult to fully understand and illustrate. It can be measured as numbers or percentages and analyzed in the context of the city's population or relative to the County or subarea. Factors that affect the affordability of housing include income, household size, employment availability and transportation.

It is desirable to have sufficient affordable housing for residents and families. Typically, affordable housing is assumed where housing rents account for less than 30% of the total household income. Those spending more than 30 percent of their household income on housing may not have sufficient income for food, transportation, clothing and medical care.

Housing as a Percent of Area Median Income

The City of SeaTac has a large number of lower cost housing units, affordable to lower income households. This analysis looks at the number of units that would be affordable at differing levels of household income based on the Area Median Income (AMI) of King County. Figure _-_ compares the number of units affordable at each income classification.

Figure _-_. Housing Affordability of Rental and Ownership Units in SeaTac [1] [j18]	Very Low Income 0-30% of AMI [2]	Low Income 30%-50% of AMI [2]	Moderate Income 50%-60% of AMI [2]	60%-80% of AMI [2]	80%-100% of AMI [2]
Number of Units Available [3]	1,088	2,676	1,445	1,486	1,146
Percent of all units	11%	27%	14%	15%	11%
Cumulative Percent	11%	37%	52%	66%	78%

[1] Table shows available housing at 30% of household income for each income group.
[2] Area Median Income (AMI) for King County $67,711 (2008-2010 ACS Data).
[3] Best fit of income ranges from 2009-2011 ACS categorized data. In some cases, range is split based on percent of income range.
Source: 2000 U.S. Census. ACS 2008-2010

In SeaTac, 37 percent of housing is affordable to low-income groups (0-50 percent of AMI) and two-thirds of rental units are affordable to moderate-income households (0-80 percent of AMI). Using these definitions, the City of SeaTac provides nearly 6,700 housing units that are affordable to moderate-income households and more than 3,700 housing units that are affordable to low-income households.

Availability of Housing by Income Group

A similar, but more revealing way, to consider housing affordability is to look the income groupings of SeaTac residents and the number of affordable housing units. This *supply and demand* approach to affordable housing shows that there is a deficit for affordable homes for those living in SeaTac –

particularly for those with very low incomes. For those households earning 30 percent or less of the AMI, there is a deficit of affordable housing of 816 units, indicating that these households are likely spending more than 30 percent of their income for housing.

Figure _-_. Supply and Demand for Affordable Housing Units by Income Group in SeaTac[j19]

Income group	Cumulative Households	Cumulative Affordable Units	Surplus/ Deficit	Percent Affordable Units
Very Low Income	1,905	1,088	-816	11%
Low Income	3,704	3,764	60	37%
Moderate Income	5,419	6,695	1,276	66%

Source: 2008-2010 ACS data

Affordability for SeaTac Residents

A third way at looking at affordability is evaluating the affordability of housing to SeaTac residents. Figure _-_ compares the gross rent to the income of the household. According to the data, nearly six out of ten households in SeaTac are paying more than 30 percent of their income on rent.

Figure _-_. Gross Rent as a Percentage of Household Income[j20]

Rent is % of Income	SeaTac	Percent
Less than 15.0 percent	399	9%
15.0 to 19.9 percent	338	8%
20.0 to 24.9 percent	356	8%
25.0 to 29.9 percent	691	16%
30.0 to 34.9 percent	541	13%
35.0 percent or more	1,952	46%

Source: 2008-2010 ACS

Transportation Access and Costs

Housing affordability is also affected by the cost of transportation. Housing located further away from jobs, shopping and transit requires the daily use of private vehicles for transportation; effectively makeing the cost of housing higher.

The Center for Neighborhood Technology has developed a Housing + Transportation (H+T®) Affordability Index to measure housing affordability. The H+T index provides a more comprehensive measure of housing affordability by including the transportation costs associated with a home's location. The measure is an aggregate of a number of measures including household density, street connectivity and walkability, transit access, and employment access to generate the index. Details on the methodology and source information are found on the organization's website

(http://htaindex.cnt.org). The index uses 45 percent of gross household income as a threshold for affordability for the combination of housing and transportation costs.

Figure _-_. Housing+Transportation Affordability Index[j21]

Percent of Income toward Housing+Transp.	Households	% of City of SeaTac Households	% of King County Households
< 40 %	5,034	50.3%	21.5%
40 to 45 %	1,617	16.1%	17.6%
45 to 50 %	2,043	20.4%	17.9%
50 to 60 %	1,320	13.2%	26.3%
60 + %	0	0%	16.8%
Total	10,014	100%	100%

Source: Center for Neighborhood Technology

Based on The Center for Neighborhood Technology's methodology, approximately 33 percent of households in the City of SeaTac spend 45 percent or more of their income on the combination of housing and transportation costs. None of SeaTac's households spent more than 60 percent of their income. In King County overall, approximately 60 percent households spend more 45 percent of their income on housing and transportation costs and nearly 17 percent spent more than 60 percent. Using this index, SeaTac, with its lower housing costs and central location, is more affordable than the county as a whole.

The Income and Cost Relationship

The relationship between household income and the monthly housing costs defines the level of affordability within a community. SeaTac's median household income in 2010 was $46,565 – over 31 percent lower than the King County median of $67,711. More than 57 percent of the households in SeaTac earn less than 80 percent of the County median income, as compared to 39 percent of the households in King County. With a lower household income, a greater share must be spent on housing costs by income range for renters and for home owners. Figure _-_ shows the percent of monthly income that is spent on housing by residents of SeaTac.

Figure _-_. Monthly Housing Costs for Renters as a Percentage of Household Income[j22]

Income	Percent of Income Spent on Housing		
	Less than 20%	**20%-29%**	**30% or more**
Less than $20,000	0%	6%	94%
$20,000 to $34,999	0%	21%	79%
$35,000 to $49,999	10%	60%	30%
$50,000 to $74,999	56%	10%	34%
$75,000 or more	80%	20%	0%
Total	17%	24%	58%

Source: 2008-2010 ACS

In SeaTac, renters in lower income ranges typically pay a larger percentage of their income toward rent. Of the SeaTac renters who earned less than $20,000 per year more than 94 percent paid 30 percent or more of their household income on monthly housing costs. Overall, 58 percent of SeaTac's renters from any income group pay more than 30 percent of their income on monthly housing costs.

For homeowners in SeaTac, 62 percent of those earning less than $20,000 spent more than 30 percent or more on their housing costs. Generally, fewer homeowners (35 percent) than renters (58 percent) spent more than 30 percent or more of their income for housing. This may reflect that some homeowners purchased a home when housing prices were lower and have lower mortgage payments that are lower than generally obtainable rents.

Figure _-_. Monthly Housing Costs for Homeowners as a Percentage of Household Income[j23]

Income	Percent of Income Spent on Housing		
	Less than 20%	**20%-29%**	**30% or more**
Less than $20,000	28%	10%	62%
$20,000 to $34,999	28%	25%	46%
$35,000 to $49,999	33%	14%	53%
$50,000 to $74,999	29%	25%	46%
$75,000 or more	62%	24%	14%
Total	44%	22%	35%

Source: 2008-2010 ACS

Households earning less than 80 percent of the County median income and paying more than 30 percent of their income on housing costs are considered to be in need of housing assistance. The lower a household's income, the more likely it is to pay a higher percentage of its income for housing costs. This is true for renters as well as homebuyers. In King County, a household earning 80 percent of the median income ($54,169 in 2010) could afford to pay $1,354.00 per month toward rent or owner costs. In SeaTac, 57 percent of households (5,419households) earn less than 80 percent of median income.

THE AFFORDABILITY GAP

Housing costs in the Puget Sound area rose dramatically in the late 2000s, making housing less affordable and narrowing housing choices for many people. The term "affordability gap" describes this difference between average housing costs in an area and the amount a household can afford to pay. For lower income households, the affordability gap is greater – and the housing options fewer. When an area's median housing cost exceeds the affordability for median income households, the competition for lower-end housing increases. The lowest income households can be squeezed out of the market altogether.

Homebuyers

In 2010, the median income household in King County, earning $54,169 could afford to buy a house priced at $249,465 assuming a 4.5% interest rate, a 20 percent down payment and FHA credit requirements.

The affordability gap for home buyers is the difference between the median home price and the price a median income family can afford. In King County, where the median house price (2010) is $406,000, the affordability gap is large; between $241,800 and $347,800 for moderate-income households. In SeaTac, where median housing prices are $262,200, housing is more affordable and the upper end moderate-income families may be able to enter the homebuyers market. However, since the median income in SeaTac is lower than in King County, most residents cannot afford the median priced SeaTac home. Figure _-_ shows the amount affordable by income group and the affordability gap within SeaTac and countywide for those wishing to purchase a home.

Figure _-_. Home Buyers' Affordability Gap[j24]

Income	Can Afford[1]	SeaTac Affordability Gap		King County Affordability Gap	
Very Low (0%-30%)	$106,000	-$262,300 to	-$156,300	-$406,800 to	-$300,800
Low (30%-50%)	$176,800	-$156,300 to	-$85,500	-$300,800 to	-$347,800
Moderate (50%-80%)	$282,800	-$85,500 to	$20,500	-$347,800 to	-$241,800
Middle (80%-120%)	$424,100	$20,500 to	$161,800	-$241,800 to	-$100,500

[1] FHA - Used FHA calculator for 5.0% interest rate for a 30-year fixed mortgage. Assumed 20% down payment. (http://www.fha.com/calculator_borrow.cfm)

Median Income	$67,711
Median Housing Price King Co	$406,800
Median Housing Price SeaTac	$262,300

Source: 2008-2010 ACS.

Renters

In 2010, the median rent in King County was to $929 as compared $696 in 2000. Renters who earn 55 percent of median income or more can generally afford the countywide median rent. However, renters who earn 50 percent of the median income or less may have a difficult time affording the median rental units. Within SeaTac, rents are more affordable with the median rent of $783 which is affordable to households as lows as 46 percent of the AMI. Still within SeaTac, nearly 40 percent

of households have incomes below the 50 percent of the AMI, leaving a large portion of residents who cannot afford the median priced rental housing. Figure _-_ shows the rent affordable by income group and the renters' affordability gap within SeaTac and countywide.

Figure _-_. Renters' Affordability Gap[j25]

Income	Can Afford [1]	SeaTac Affordability Gap		King County Affordability Gap	
Very Low (0%-30%)	$508	-$783	-$275	-$929	-$421
Low (30%-50%)	$846	-$275	$63	-$421	-$83
Moderate (50%-80%)	$1,016	$63	$233	-$83	$87
Middle (80%-120%)	$1,354	$233	$571	$87	$425

[1] Assumes 30% of household income as maximum rent.

Median Income	$67,711
Median Rental Price King Co	$929
Median Rental Price SeaTac	$783

Source: 2008-2010 ACS.

AFFORDABLE HOUSING NEED

The 2012 King County Countywide Planning Policies requires that as part of its Comprehensive Plan housing analysis, each jurisdiction to assess the affordability and condition of existing housing supply as well as its responsibility to accommodate a significant share of the countywide need for affordable housing. Figure _-_ shows the need and units of affordable housing in the City of SeaTac. The Area Median Income for King County is $67,711 based on 2008-2010 American Community Survey data.

Figure _-_. Affordable Housing Need and Units[j26]

Income group	Affordability Need Percentage	Needed Units for SeaTac	Available Housing Units	Surplus/ Deficit	Meets Need?
Moderate Income (50% to 80% of AMI)	16%	1,658	2,931	1,273	Yes
Low Income (30% to 50% of AMI)	12%	1,243	2,676	1,433	Yes
Very Low Income (<30% of AMI)	12%	1,243	1,088	-155	No
Total Units		10,360	6,695	2,551	

Source: ACS 2008-2010 (adjusted to 2010 Census totals).

SeaTac meets the need for moderate and low-income groups and meets the majority of its need for the very low-income group. SeaTac has 6,695 housing units affordable to moderate-income households and 3,464 affordable to low-income groups.

IMPLEMENTATION TOOLS

Policy H-4 of the Countywide Planning Policies calls for the adoption of strategies that promote housing supply, affordability, and diversity. This section identifies SeaTac's existing programs and actions and identifies proposed strategies to increase and maintain affordable housing within the city.

EXISTING PROGRAMS

The City of SeaTac has existing programs that support affordable housing within the city. These programs are targeted to current homeowners and to the development community to promote new and maintain existing affordable housing. Each is described below, followed by a brief assessment of the successfulness of the program or policy.

Minor Home Repair Program

The City of SeaTac's Human Services Office administers the Minor Home Repair Program, which subsidizes minor home repairs for SeaTac homeowners who meet income eligibility requirements. Funded through a Community Development Block Grant, the program allocates approximately $26,000 per year for minor repairs to homes in SeaTac. Residents are required to have owned and occupied their home for at least one year, have current homeowner's insurance, and are not intending to move in the near future. Services must address health and safety needs of the occupant(s). Examples include, but are not necessarily limited to:

- Electrical - faulty lights, switches, plugs, circuits or exhaust fans
- Plumbing - faulty toilets, clogged drains, leaking faucets, faulty water heaters
- Disability Aids - installation of grab bars, hand rails, hand held showerheads, and application of non-skid surfaces
- Safety - installation of smoke alarms, carbon monoxide alarms, stairs and locksets
- Other - faulty furnaces, faulty gutters and roof leaks, broken window glass panes, and egress issues.

Between 2009 and 2011, the Minor Home Repair Program assisted 213 households in SeaTac. Eighty-seven percent of households (185) had incomes below 50 percent of the median household income and more than half (109) had incomes below 30 percent of the median household income. Repairs under the program are capped at $2000 per household.

In addition, this program coordinates with the King County Housing Repair Program and other non-profit organizations to complete larger home repairs that fall outside of SeaTac's program. In 2012, five homes in SeaTac received approximately $58,900 in repairs under the King County program.

Assessment: These programs help maintain owner-occupied affordable housing in SeaTac.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a small, self-contained residential unit built on the same lot as an existing single-family home. Under Chapter 15.37 of SeaTac's Municipal Code, ADUs in SeaTac

can be within, attached to, or detached from the primary unit and can be as big as 800 square feet if designed into the existing structure. All new and existing ADUs must be registered with the City and the owner must reside on the property nine out of twelve months. As of December 2010, there were 33 registered ADUs in the city.

Assessment: This program has had modest activity since its inception in November , 2004. There may be additional unregistered or unpermitted ADUs in SeaTac.

Mobile Homes

The City allows the development of mobile home parks within UL, UM and UH zoning classifications (Chapter 15.26). In order to meet the objectives of the zoning, new mobile home parks must meet minimum density requirements of 5 units/acre for the UL zone and 7 units/acre for the UM and UH zones. There are three mobile home parks within the city providing 579 housing units. Limitations are placed on the use of Recreational Vehicles in mobile home parks.

Assessment: The City recognizes the role of mobile home parks in providing affordable housing. However, due primarily to right-of-way acquisition for the SR 509 Extension and airport noise requirements, there has been a reduction in the total number of mobile homes in the City over the last 10 years.

Manufactured Homes

Chapter 15.26.020 allows the location of modular and manufactured homes on individual parcels within UL and UM zoning classifications. These units must have exterior siding and skirting similar to those used on site-built single-family homes and must meet noise insulation requirements where necessary.

Assessment: Under federal law, manufactured homes have an equal status with traditional "stick built" homes. Because modular and manufactured home have lower costs, these units can keep homeownership costs in range for moderate-income buyers and increase the number of affordable units in the city.

Density Bonuses

In Chapter 15.24 of SeaTac's Municipal Code, the City provides density incentives to new development in order to encourage the construction of low-income rental housing and low-income senior housing, and moderate-income owner-occupied housing. Covenants, resale restrictions, and reporting requirements are placed on most density bonuses. Rental bonuses are set at 1.5 bonus units per benefit unit for housing limited to 30% of gross income for households at or below 50% of King County median income. For sale units can receive a 0.75 bonus units per benefit unit (without resale restriction) to 1.5 bonus units per benefit unit (for 30-year income based resale requirement) for qualified home buyers with household incomes at or below 80% of the King County AMI. Additionally, there is a 1.0 bonus for relocating a mobile home that has been or will be displaced due to closure of a mobile home park located within the City.

Assessment: There has been little use of the density bonus program, since the City does not have height restrictions in many zones. These policies may need review to provide better incentives to developers who include affordable units in residential developments.

Displacement Resources

Displacement plans assist residents who must vacate their homes when the property is slated for redevelopment or conversion. SeaTac requires the preparation of a relocation plan when converting a mobile home park to a new use (15.26.070). This relocation plan must include an inventory of units, a listing of relocation options, and a list of relocation preferences for each participating tenant.

Assessment: The policy provides relocation assistance to tenants of mobile home parks and may discourage redevelopment of parks to other land uses.

Infill District Overlays

Chapter 15.28.040 creates a high-density single-family overlay (HDS) to provide areas of higher density to encourage infill and allow the development of parcels with restricted development potential. One of the requirements of the overlay is that at least 10 percent of all residential constructed units shall be affordable to low-income households with a covenant locking in low-income levels for 15 years.

Assessment: This zone overlay has been part of the City of SeaTac code since 1995 when it was adopted (Ordinance No. 95-1012), but it has not been implemented.

Multi-family Tax Exemption

Chapter 3.85 provides a 12-year property tax exemption for the development multi-family residential units within its designated station areas. The section requires that at least 20 percent of rental or for sale multi-family units meet low-income and moderate-income requirements.

Assessment: Tax exemptions may provide an attractive incentive for builders. For example, Angle Lake Court Senior Housing receives an exemption under this program.

Short Plats

SeaTac municipal code (Chapter 14.18) allows the division of land into smaller lots. In some cases, this can make housing more affordable by breaking up larger lots and increasing the density of housing. This process requires only administrative review and can substantially lower development costs.

Assessment: In SeaTac, short plats frequently have been used in certain areas of the city, particularly near Angle Lake; however, there is some question about whether the strategy has created housing that is affordable to moderate- and low-income households.

Special Standards

The City currently has developed special standards that relate to the City Center (15.35) the South 154th Street Station Area (15.38), and the Angle Lake Station Area. These special standards are specific to defined subareas that require mixed-use development which could either provide residential or office space. The development standards for these areas do not require low-income or affordable housing as part of these zones, but the Multi Family Tax Exemption described above applies within the station areas. These planning areas include flexibility in development standards that will allow for denser and more diverse development and more economical use of available land.

Assessment: Development in these zones has been slow to occur, so the Multi Family Tax Exemption has not been implemented.

POTENTIAL PROGRAMS

The City of SeaTac is committed to creating and maintaining affordable housing in its community. SeaTac has adopted policies and strategies that support affordable housing. As the City moves forward, the City will continue to determine their progress towards meeting King Countywide Planning Policies' goals for affordable housing. Countywide Planning Policy H-18 requires jurisdictions to review their housing policies and strategies every five years and to adjust programs and actions to better meet affordable housing needs and goals. If the expansion of existing programs and measures do not meet CPP goals, SeaTac should consider additional actions to expand existing measures or to adopt new programs. Review of Puget Sound Regional Council's "Complete Housing Toolkit" (www.psrc.org/growth/hip/alltools/) identified potential programs that the City could add to its current efforts to encourage affordable housing in SeaTac.

- **Updating the Special Standards in Section 15.13.110 –** The 15.13.110 Special Standards apply to the CB, ABC, UH-UCR and O/CM zones in the Urban Center. These were adopted before the development standards for the City Center and the Station areas. These should be reviewed and updated to better reflect the City's goals for the parts of the Urban Center between the Station Areas and the City Center. Revisions could include provisions for affordable housing and other provisions that support transit usage, since the whole of the Urban Center has access to transit via the Rapid Ride A-Line. Revisions could also include parking management and pedestrian and bicycle friendly design.
- **Parking Reductions –** Reducing parking standards can reduce the cost of developing new housing, making housing more affordable. This may be particularly effective in areas where there is adequate transit, strong pedestrian connections to nearby retail, and for senior or low-income populations where vehicle ownership is less. Actions could include instituting maximum parking standards, studies comparing residential parking needs with residential parking standards and adjustment of off-street parking requirements in areas where on-street parking or other shared parking resources are available.
- **Cottage Housing** – This form of housing allows groups of small, attached or detached single-family dwelling units to be developed at much higher densities, often oriented around a common open space area. Cottage housing are typically small (one or two

bedrooms), without garage space or private yards and are built as infill development in established residential zones. This style of housing can provide increased density, diversity and affordable alternative to traditional detached single-family housing.
- **Housing Support Program** – A number of programs under PSRC's Toolkit could also be explored including: non-profit partnerships, housing support, foreclosure support, credit support. These programs require the City to secure and provide resources to support the development and retention of affordable housing within the city.
- **Regulatory Measures** – Other strategies such as Planned Action EISs, SEPA Categorical Exemptions, regulatory streamlining, priority permitting, and fee waivers or reductions could be used to encourage development of affordable housing by lowering the permitting and holding costs for development that includes affordable housing as a component.

PROGRESS AND PERFORMANCE MONITORING

Countywide Planning Policies call for the annual monitoring and reporting of a local jurisdiction's housing supply and affordability, including its progress toward achieving affordable housing goals (Policies H-17). The policy envisions monitoring to include:

- Number and type of new housing units;
- Number of units lost to demolition, redevelopment, or conversion to non-residential use;
- Number of new units that are affordable to very-low, low-, and moderate-income households;
- Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability for very-low, low-, and moderate-income households;
- Housing market trends including affordability of overall housing stock;
- Changes in zoned capacity for housing;
- The number and nature of fair housing complaints; and
- Housing development and market trends in Urban Centers.

Much of this information is part of City's permit tracking database, buildable lands inventory and from programs and procedures already in place. Review of the annual American Community Survey data set can further inform the city on its progress towards meeting its affordability needs.

Measuring Results

In addition to monitoring performance in meeting target levels, Countywide Planning Policies also require that jurisdictions review their housing policy strategies at least every five years (H-18). Review of programs and actions will allow the City to evaluate progress towards meeting its goals and to adjust its approach and strategies to reflect changing conditions. This could be done as part of the buildable lands reporting process or as part of the Comprehensive Plan update. Assessing the success of these programs and adjusting efforts as economic conditions change will be critical to maintaining the city's past and current efforts.

~~**CHAPTER 10**~~

~~HUMAN SERVICES ELEMENT~~

Date: __10-9-14__
Exhibit: __B-3__

~~INTRODUCTION~~

~~This Element addresses the major human services provision issues facing the City of SeaTac. The goals and policies included in this section of the Comprehensive Plan cover the following human services categories:~~

- ~~City roles;~~

- ~~Criteria governing City human services;~~

- ~~Priority needs; and~~

- ~~Funding criteria.~~

MAJOR HUMAN SERVICES ISSUES

A Human Services Needs Plan was completed in 1999 outlining human services issues in the City of SeaTac and providing recommendations for City response to these issues. This plan revealed:

- The population of the City of SeaTac includes a relatively high percentage of youth and an increasing population of elders – particularly those over the age of 75 who are considered frail and at risk of needing increased services.

- In all age groups, but particularly in families with children, the City's population is becoming more diverse – with increasing numbers of African American, Asian/Pacific Islander, Hispanic and recent immigrant and refugee residents.

- Income levels in SeaTac are lower than the average in King County – by almost $4,000 annually for the median income.

Key issues affecting human services delivery include:

- High rates of illiteracy;

- High rates of student turnover;

- High adolescent birth rates;

- Higher rates of hospitalization for depression and psychotic disorders than in the balance of King County;

- A high proportion of residents who lack health insurance or health coverage;

- Limited availability of licensed child care services, especially for shift care, sick childcare and weekend care; and

- A higher proportion of new housing development concentrated in multi-family rental housing, affecting neighborhood cohesion and stability.

The City of SeaTac has contracted with a number of agencies to provide services in three categories to SeaTac residents:

- Services that meet basic and survival needs;

- Services that increase access and link residents to services; and

- Prevention services.

However, despite this investment by the City, several factors limit the ability of SeaTac residents to effectively utilize services:

- Most services are located outside City boundaries, creating transportation and access barriers.

- Virtually all services are funded at levels below what is needed to meet service demand.

- As welfare reform has been implemented, there is increasing pressure on SeaTac residents to take the first available job. This prevents residents with complex personal and family problems from resolving these issues in order to be better prepared for full participation in the work force and wage progression out of poverty.

- Some groups have specific needs and experience barriers in seeking services, such as refugees, immigrants, youth and the elderly. Current services are not adequately targeted to reach these vulnerable populations.

- Several factors combine to prevent development of a cohesive community identity, limiting the extent to which residents turn to each other for help and cooperate to solve community and family problems.

GOALS AND POLICIES

CITY ROLES

GOAL 10.1

Maintain and enhance the quality of life for all community citizens through the provision and support of effective and accessible human services[1] that are culturally relevant, physically accessible, near adequate public transportation, affordable, and immediate.

Policy 10.1A

Provide human services to SeaTac citizens[2] regardless of race, ethnicity, cultural or religious background, national origin, sex, age, family status, sexual orientation, or sensory, mental or physical disability.

Discussion: SeaTac continues to become increasingly ethnically diverse. Forty-six percent of students enrolled in SeaTac schools in 1998 were racial or ethnic minorities. The Highline School District, which serves SeaTac residents, reported that students enrolled in bilingual instruction in 1998 spoke 39 different languages. It is important to offer services that are geared to meet the needs of this diverse population and to create opportunity for people of all ages, abilities and backgrounds.

Policy 10.1B

Promote human services that build upon the strengths of individuals and families by encouraging individual and family empowerment and self determination.

Discussion: This policy is particularly critical, given the implementation of welfare at the State and national level. Human services clients should be

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1. "Human services" shall be defined as those services that address the following needs of SeaTac citizens:a.Basic human needs, including but not limited to, the need for food, clothing, shelter, and primary health care.b.Social support, especially in times of personal and family crisis. Social support services include, but are not limited to, counseling, outreach, peer support, employment and training programs, child day care programs, and preventive education.c. Treatment for illnesses or disabling conditions such as physical illness, mental illness, and substance abuse.d.Help in gaining access to available, appropriate services including transportation and information and referral programs.
2. The term "citizen" is an inclusive term. The Human Services Advisory Committee and the City Council will determine target populations on a program by program basis. Citizens served by a particular program could be SeaTac residents, persons employed within the City, homeless persons, and/or other participants of the SeaTac community.

supported to identify their own strengths and capacities, set goals and use their full potential to realize those goals.

Policy 10.1C

Cooperate with other local and regional funders to evaluate and review annually community needs and revise the City's Human Services Plan and inventory of human services resources, as necessary.

Discussion: Human services planning and funding will be most effective if it builds on current, accurate data. The City will be most effective in identifying and responding to community needs if it builds alliances with other funders, including the United Way of King County, the South King County Human Services Forum, King County, and the State Department of Social and Health Services. The City can help to reduce the administrative and reporting burden on agencies by working collaboratively with other funders and allowing agencies to focus scarce resources on direct services and program evaluation.

Policy 10.1D

Provide community education and take affirmative steps to inform citizens of available services.

Discussion: Lack of information about existing services prevents individuals and families from locating and using the services they need. The City is in a unique position to help publicize availability of services through direct public education, referrals by City police, fire department personnel, recreation supervisors and other City staff. This is particularly important because few services are physically located in the City. Referral networks in this instance are critical.

Policy 10.1E

Encourage local and regional coordination pursuing cooperative planning efforts with other governmental jurisdictions.

Discussion: Human services needs do not respect political boundaries. Increasingly, the lives of SeaTac residents are spread across those boundaries due to work outside the community and separated families, and the need for services that are not located in the City. Whenever possible, the City of SeaTac should work with other local jurisdictions, school districts, King County, State of Washington regional offices and other funders to minimize fragmentation of services and encourage the building of coherent regional systems that respond to the actual needs of residents.

Policy 10.1F

Advocate for national, State and regional human services efforts that further the City's human services goals.

Discussion: The capacity of the City to meet the human services needs of its residents is limited. Effectively meeting identified needs will require the City to advocate for a wide variety of Federal, State and County systems, including private businesses, to meet those needs. The City is the only entity that can effectively ensure that SeaTac residents are represented in regional and Statewide planning and development efforts.

Policy 10.1G

Serve as a model employer and an example to the larger community through City policies and practices that consider human services impacts of City actions.

Discussion: The City is a visible employer and policymaker. Through its direct employment, and through policies included in its contractual relationships, the City can provide important family benefits and encourage or require their adoption by contractors. By taking human services needs into account in developing land use, facility and other policies, the City can serve as a role model for other agencies in making a commitment to its residents' needs.

Policy 10.1H

Fund the local and regional provision of human services that addresses priority human services needs and meets City human services funding criteria with City general funds and Community Development Block Grant funds.

Discussion: Almost all the local jurisdictions in King County have wrestled with the dilemmas caused by a declining Federal role in many social services programs. As residents begin to feel the negative effects of Federal program cutbacks and the impact of projected State revenue shortfalls, their attention turns to local governments. The City can dramatically impact the availability of services for SeaTac citizens through the funding of service programs. This funding will provide the most effective long-term impact if it is allocated according to criteria that are consistent with the City's broader human services strategy. These funding criteria are outlined in Policy 10.4A. The City should continue to advocate for a strong Federal, State, and County commitment to funding human services programs that address regional, Statewide and national needs.

Policy 10.1I

Assist community organizations in their planning and provision of human services; directly provide human services only when needs can best be met by the City.

Discussion: The City should actively support and encourage human services networks. The current network of human services providers offers considerable expertise and experiences in meeting community needs. The City can help extend the capacity of the human services network and increase access for SeaTac residents to needed services by convening planning groups, obtaining and providing technical assistance and forming partnerships with human service providers and other jurisdictions to pursue innovative, broad-scale initiatives.

CRITERIA GOVERNING CITY HUMAN SERVICES ACTIONS

GOAL 10.2

Represent the values and concerns of citizens and pursue human services actions consistent with these values by effectively utilizing City resources.

Policy 10.2A

Address demonstrated and priority needs of SeaTac residents by supporting or providing services not adequately available or accessible and that are of clear benefit to the community.

Discussion: The City can be most effective in meeting the diverse needs of its residents through its ability to prioritize those needs.

Policy 10.2B

Determine the priority of concerns of SeaTac citizens through needs assessments, surveys, public meetings and other opportunities for citizen input; respond to the stated concerns and values and establish the values that shall govern the delivery of human services.

Discussion: City government is an expression of a community's values and priorities. The City should provide ample opportunity for public input both through its Human Services Advisory Committee and through other forums.

Policy 10.2C

Apply City resources to those projects that will benefit from City support; expend resources in areas where these contributions will provide a clear and definable benefit to the community.

Discussion: City resources are limited — they are best applied as large contributions to a few projects, rather than small contributions that marginally impact many projects. Where agencies must seek support from a variety of jurisdictions to provide regional services, coordinated and common applications will reduce the burden on human services providers and allow providers to focus the greatest resources on service provision.

Policy 10.2D

Enhance the value of the City's contributions through opportunities to leverage financial, volunteer or other community resources.

Discussion: The City is an active partner in the community — not the sole source of support. City funds that can be used to encourage increased private and community commitments will be more effectively spent than dollars that go unmatched.

PRIORITY NEEDS

GOAL 10.3

Identify priority human services needs; support the provision of a continuum of human services that meet immediate, preventive, and ongoing needs.

Policy 10.3A

Address human services needs of City residents now and in the future through funding and advocacy priorities that recognize and encompass four broad areas:

1. Prevent hunger and homelessness.
2. Prevent crises and provide stabilization services.
3. Provide a platform for building success and mobility.
4. Develop community cohesion and identity.

Discussion: Funding for these four areas will enhance SeaTac's residents' sense of safety, community connectedness, and positive future options. These improvements will increase the image of the City as a healthy residential and commercial community.

1. Prevent hunger and homelessness.
The City should emphasize funding strategies that provide a pathway to stability and link case management services when providing assistance to prevent hunger and homelessness.

2. Prevent crises and provide stabilization services.
The City should continue services that help individuals and families prevent and reduce the impact of crises. The City should help individuals and families regain their footing following domestic violence, sexual assault, child or elder abuse, or other blows to stability. These services should draw on individual and family strength, and be aimed at restoring self-sufficiency.

3. Provide a platform for building success and mobility.
Residents will benefit from City investments in services that support educational and vocational achievement, childcare resources and positive youth involvement. These services help residents build on their own efforts to achieve their goals.

4. Develop community cohesion and identity.
While traditionally not considered a "human service," community building is a key component of establishing healthy neighborhoods in which individuals and families can thrive. In SeaTac, where many residents are transient and have great need, attention to building the fabric of community is particularly important. Support for volunteer efforts, in City transportation, positive recreation, and information and referral are all recommended.

FUNDING CRITERIA

GOAL 10.4

Allocate City funds according to criteria that ensure successful and accountable human services delivery.

Policy 10.4A

Allocate funds according to the following funding criteria (funding criteria is not listed in order of priority):

1. **Demonstrated Need.** Require programs to address specific, identified priority needs and document, qualitatively and quantitatively, the need(s) to be addressed.
2. **Priority Need.** Encourage programs that address priority human services needs, as defined in Policy 10.3A, and that, furthermore, address prevention and root causes of problems as well as symptoms.
3. **Accountability.** Support activities that can meet the City's management and performance standards and provide a measurable unit of service.
4. **Diverse Funding Support.** Encourage programs to demonstrate a stable and diverse funding base, unless the City has specifically accepted primary responsibility for a particular project.
5. **Accessibility.** Support appropriate programs that are physically accessible, culturally sensitive and non-discriminatory, without regard to language or ability to pay. Encourage programs to provide services locally.
6. **Feasibility.** Assure that the project, as proposed, can be successfully implemented by the organization given the budget and staffing structure proposed; require sponsoring programs/agencies to demonstrate a proven track record (if applicable).
7. **Coordination.** Encourage programs that enhance the coordination of human services delivery and do not contribute to the unnecessary duplication of services. Where relevant, give funding priority to activities that reflect local coordination and/or regional planning.

    Encourage the provision of integrated human services delivery programs that coherently address the range of related human services needs of individuals and families. Give priority to programs that can demonstrate coordination with necessary and related support services, such as transportation and childcare services.

8. **Consistency with City Policies.** Require that proposals to protect or increase the supply of affordable and/or special needs housing be consistent with housing policies outlined in Chapter 2 of this Comprehensive Plan.

9. **Community Partnerships/Involvement.** Encourage programs that support and promote the active participation of SeaTac clients, other community members, and organizations and businesses in the development, overview and implementation of programs.

10. **Community Information and Education.** Require that programs develop and implement a community information and education plan detailing how the program will work to increase community awareness about available services and resources.

Discussion: The City needs clear funding criteria to ensure that resource allocation is consistent with City goals and policies. These criteria will serve as a guide for the Human Services Advisory Committee in formulating funding recommendations for the City Council. These criteria will also help agencies applying for City funds to develop programs that are consistent with City polices and that address priority needs.

~~IMPLEMENTATION STRATEGIES~~

~~The Human Services Element's policies focus on prioritizing the provision of direct human services to populations in need. The community's most pressing human service needs are then addressed through grants from the City of SeaTac to human service provider agencies. As part of this annual process, the policies are reviewed annually to reflect how the City wishes to implement its human services program. Due to the ongoing nature of the human services program, therefore, there are no specific implementation strategies included in this Element.~~

~~CHAPTER 10~~

~~HUMAN SERVICES BACKGROUND REPORT~~

~~Background information pertaining to the Human Services Element's Goals, Policies, and Implementation Strategies may be found in the document titled "City of SeaTac Human Services Plan 2000," which was developed during 1999. The Plan consists of an overview of the City's population and its characteristics; information on the complex system of services and funding sources available to meet residents human services needs; an assessment of the systemic forces affecting demand for and utilization of human services; and recommendations for the City's continued funding and advocacy efforts on behalf of its residents' needs.~~

~~The City of SeaTac Human Services Plan 2000 is incorporated into the City of SeaTac Comprehensive Plan by reference, and as such, serves as the Human Services Background Report to the Comprehensive Plan.~~