

HOUSING AND HUMAN SERVICES BACKGROUND REPORT

CHAPTER 3

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INTRODUCTION

The Housing and Human Services 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, very low income and special needs populations.

The background report has three main sections: Housing Supply, Household Needs, and Implementation Tools. 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 the United States Census and other sources provide a basis for this trend analysis and allow comparisons to King County as a whole. The Household 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 Implementation Tools section lists existing housing programs and implementation strategies, and identifies potential measures to meet affordability needs. Implementation strategies specific to individual housing policies can be found in the Housing and Human Services Element of this Comprehensive Plan.

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; the data in this report reflect a February 2013 download of information. These 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. Multifamily 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 multifamily units (increase of 292 units), along with growth in single-family homes (87 units). The number of mobile homes 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 reduced mobile home housing in the city.

Table BR3.1 Housing Units by Type					
	2000	PCT	2010	PCT	CHANGE
Single Family	5,444	54%	5,531	53%	87
Multifamily	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).

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. Table BR3.2 shows the number of bedrooms for owner-occupied and renter-occupied units. Approximately 47 percent of all units in the city have three or more bedrooms. Of owner-occupied homes, 25 percent have four or more bedrooms.

Table BR3.2 Number of Bedrooms by Tenure			
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 eight 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.

	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. Table BR3.4 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.

	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

Table BR3.4 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.

Table BR3.5 Year Structure Built			
	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).

Map BR3.1.

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 1-9 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 five percent of single family homes are either in less than average condition or of less than average build quality. This represents 278 of the single family homes in SeaTac.

Table BR3.6 Housing Condition-Build Quality		
	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	5397	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 nine 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.

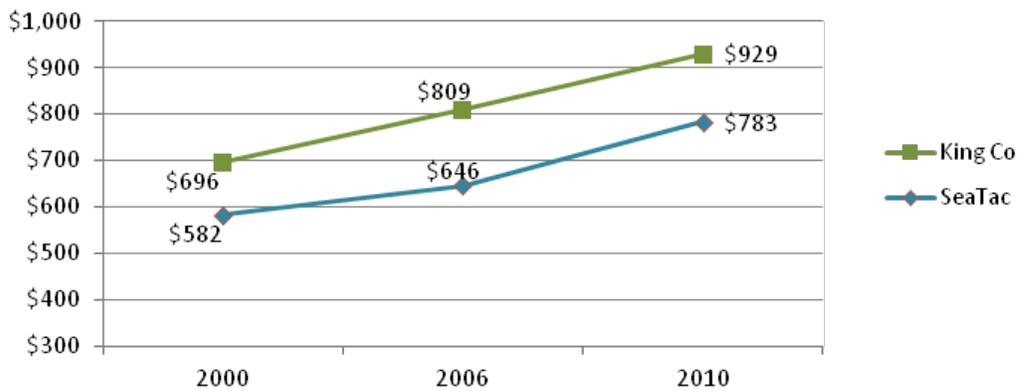


Figure BR3.1. Median Rent Values

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.

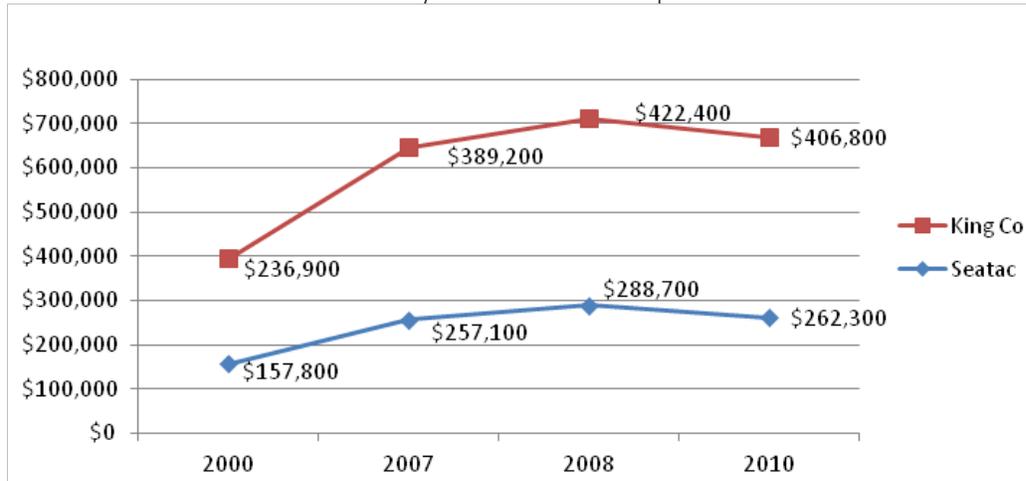


Figure BR3.2. Median Home Price in SeaTac and King County

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. Table BR3.7 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.

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 two 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 (four or more bedrooms) homes with six 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. Table BR1.8 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.

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

Table BR3.8 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. Table BR3.9 summarizes the characteristics of Section 8 participants within SeaTac in 2009.

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

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 Table BR3.10, much of this growth has been in households with five or more persons.

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). Table BR3.11 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.

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. Table BR3.12 shows the income categories by group.

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. Table BR1.12 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 SR 518 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).

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

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. Table BR3.14 compares the age groups distribution between the City and County.

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 five 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 (Table BR3.15), 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.

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.

Data indicate that there are indications of overcrowding in the area around Bow Lake mobile home park, the area near the Windsor Heights Apartments, and a number of other 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 increased 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 is 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 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.

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 percent 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. Table BR3.16 compares the number of units affordable at each income classification.

	VERY LOW INCOME	LOW INCOME	MODERATE INCOME		HIGH INCOME
	0-30% of AMI [2]	30%-50% of AMI [2]	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 at 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.

Table BR3.17 Supply and Demand for Affordable Housing by Income in SeaTac

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. Table BR3.18 compares the gross rent to the income of the household. According to the data, nearly six out of 10 households in SeaTac are paying more than 30 percent of their income on rent.

Table BR3.18 Gross Rent as a Percentage of Household Income

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 making 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.

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 of 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. Table BR3.20 shows the percent of monthly income that is spent on housing by residents of SeaTac.

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 mortgage payments that are lower than generally obtainable rents.

Table BR3.21 Monthly Owners' Housing Costs as a Percentage of Household Income			
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 per month toward rent or owner costs. In SeaTac, 57 percent of households (5,419 households) 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 percent 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 home 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. Table BR3.22 shows the amount affordable by income group and the affordability gap for those wishing to purchase a home within SeaTac and Countywide.

Table BR3.22 Home Buyers' Affordability Gap					
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
Median Income	\$67,711				
Median Housing Price King Co	\$406,800				
Median Housing Price SeaTac	\$262,300				

Source: 2008-2010 ACS.

[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)

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 affordable to households earning as low 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. Table BR3.23 shows the rent affordable by income group and the renters' affordability gap within SeaTac and Countywide.

Table BR3.23 Renters' Affordability Gap					
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
Median Income	\$67,711				
Median Rental Price King Co	\$929				
Median Rental Price SeaTac	\$783				

Source: 2008-2010 ACS.

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

Affordable Housing Need

The 2012 King County Countywide Planning Policies require that, as part of its Comprehensive Plan housing analysis, each jurisdiction 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. Table BR3.24 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.

Table BR3.24 Affordable Housing Need and Units					
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 units 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 program's or policy's success.

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, or 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 \$2,000 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 12 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 five units/acre for the UL zone and seven 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 homes 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, 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 AML. 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 to 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 has not been implemented.

Multifamily Tax Exemption

Chapter 3.85 provides a 12-year property tax exemption for the development of 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 a similar 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 District Station Area. These special standards are specific to defined subareas that require mixed-use development (either residential or office). Development standards for these areas do not require low-income or affordable housing, 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 there.

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 County's 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 Countywide Planning Policies' goals, SeaTac should consider expanding existing measures and/or adopting 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 and the LINK light rail system. 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, comparing residential parking needs with residential parking standards, and adjusting 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 units 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 alternatives 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 Environmental Impact Statements, State Environmental Policy Act 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.