

SeaTac
Housing Action Plan

Open House – May 17, 2021

Welcome & Agenda

- Welcome & Introductions
- Housing Gaps & Objectives
- Strategies (2 parts)
- Next Steps

Meeting Goals

- Develop shared understanding and community ownership of the Draft Housing Action Plan
- Understand community members' perspectives on strategies under consideration
- Understand community members' implementation priorities

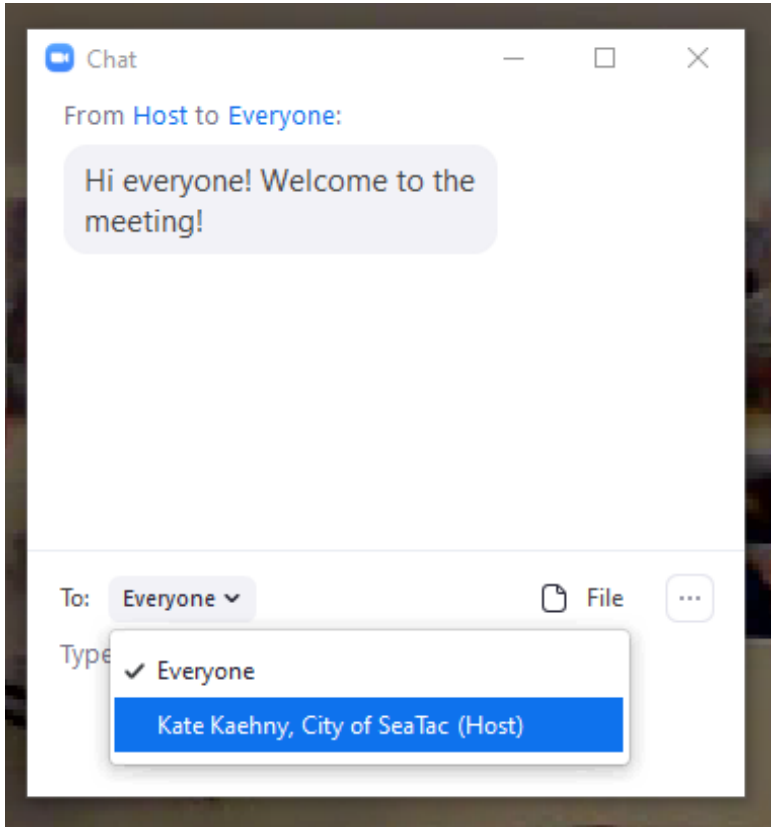
Questions or Tech Issues

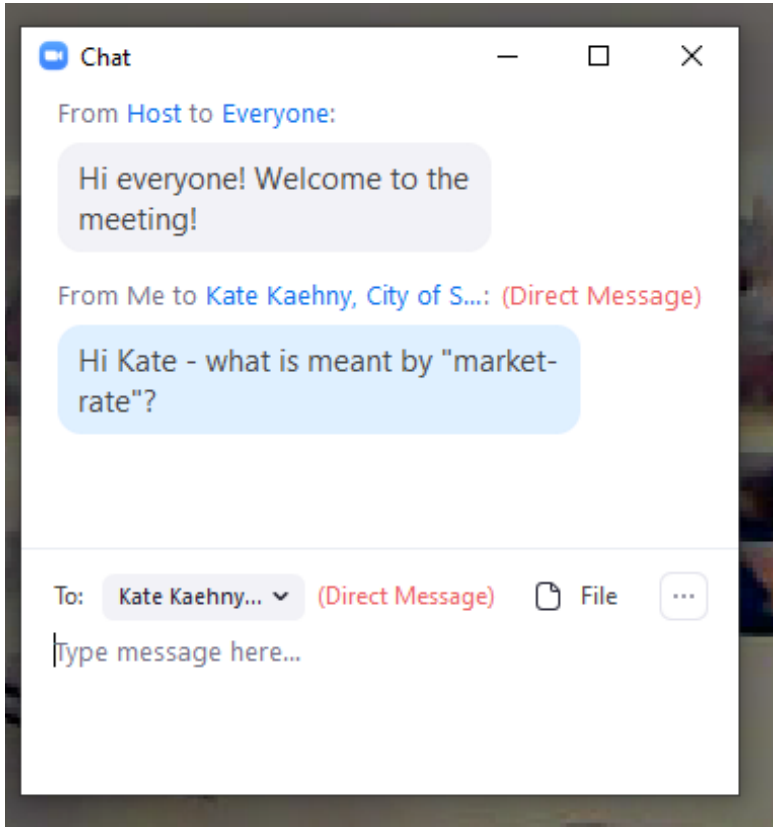
Tech problems:

- Chat or email **Ian Crozier** ianc@makersarch.com

Questions:

- Send questions to **Kate Kaehny** through the Chat function (select "Kate Kaehny" in dropdown)





Tips & Etiquette

If possible:

- Rename yourself noting your name and organization if applicable (e.g., Rachel Miller, MAKERS)
- Please turn on video if bandwidth supports it

To ask a question during Q&A:

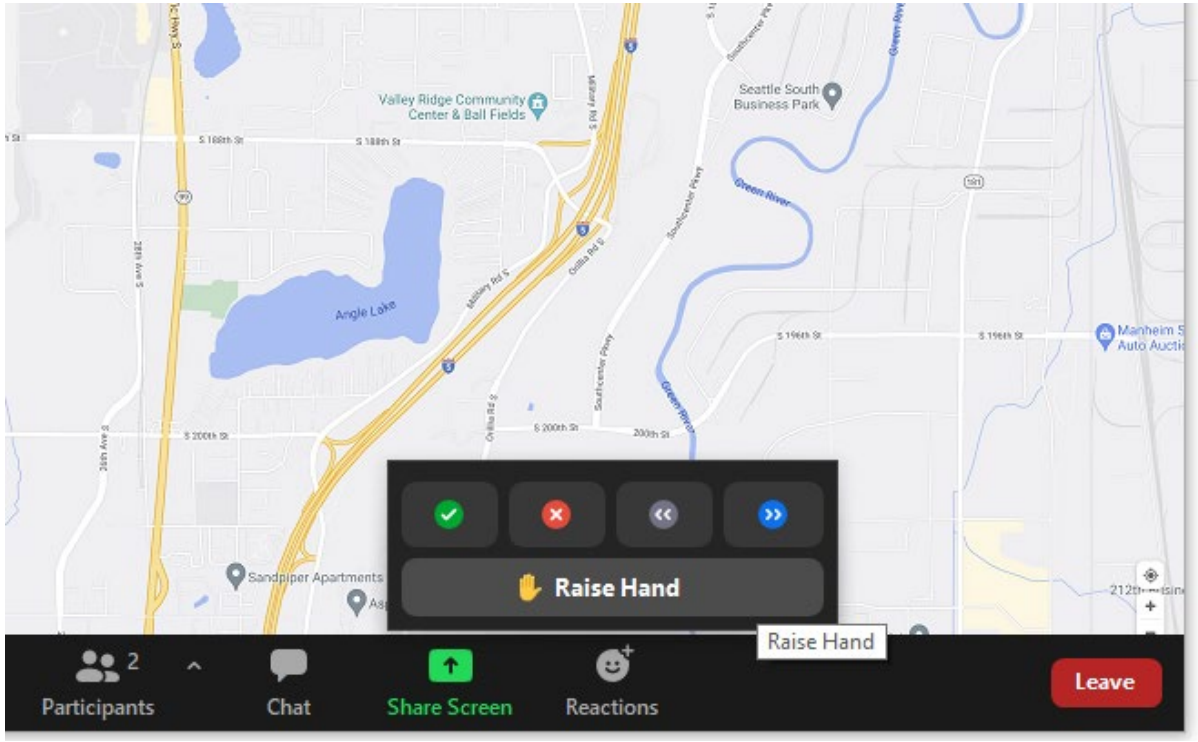
- To raise your hand, click the “Reactions” button on the lower right, then “Raise Hand.”
- Once your question has been addressed click “Reactions” again to lower your hand.
- Participants will be muted except during Q&A sessions; please remain muted except when speaking

To participate in polls:

- Questions will appear in pop-up. We’ll give instructions & view results immediately. Your answers are anonymous.

Other meeting etiquette:

- All are welcome
- Facilitators may ask participants to complete their comment/questions to allow for all voices to be heard
- Goes without saying—be courteous, respectful, kind



SeaTac's Housing Gaps & Objectives

Background & Purpose

What's a Housing Action Plan?

WHAT IT IS

- A plan with strategies that promote more and a greater variety of homes for SeaTac's diverse communities
- Identifies housing gaps and matches with potential City tools
- Guides City's near-term actions and next steps to implement strategies

WHAT IT'S NOT

- Does not produce or control housing
- No regulatory code or policy amendments included in plan adoption

Housing Action Plans are "how-to" guides for cities to help encourage homes for all people to have a safe place to live that meets their unique social, geographical, design, and financial needs.

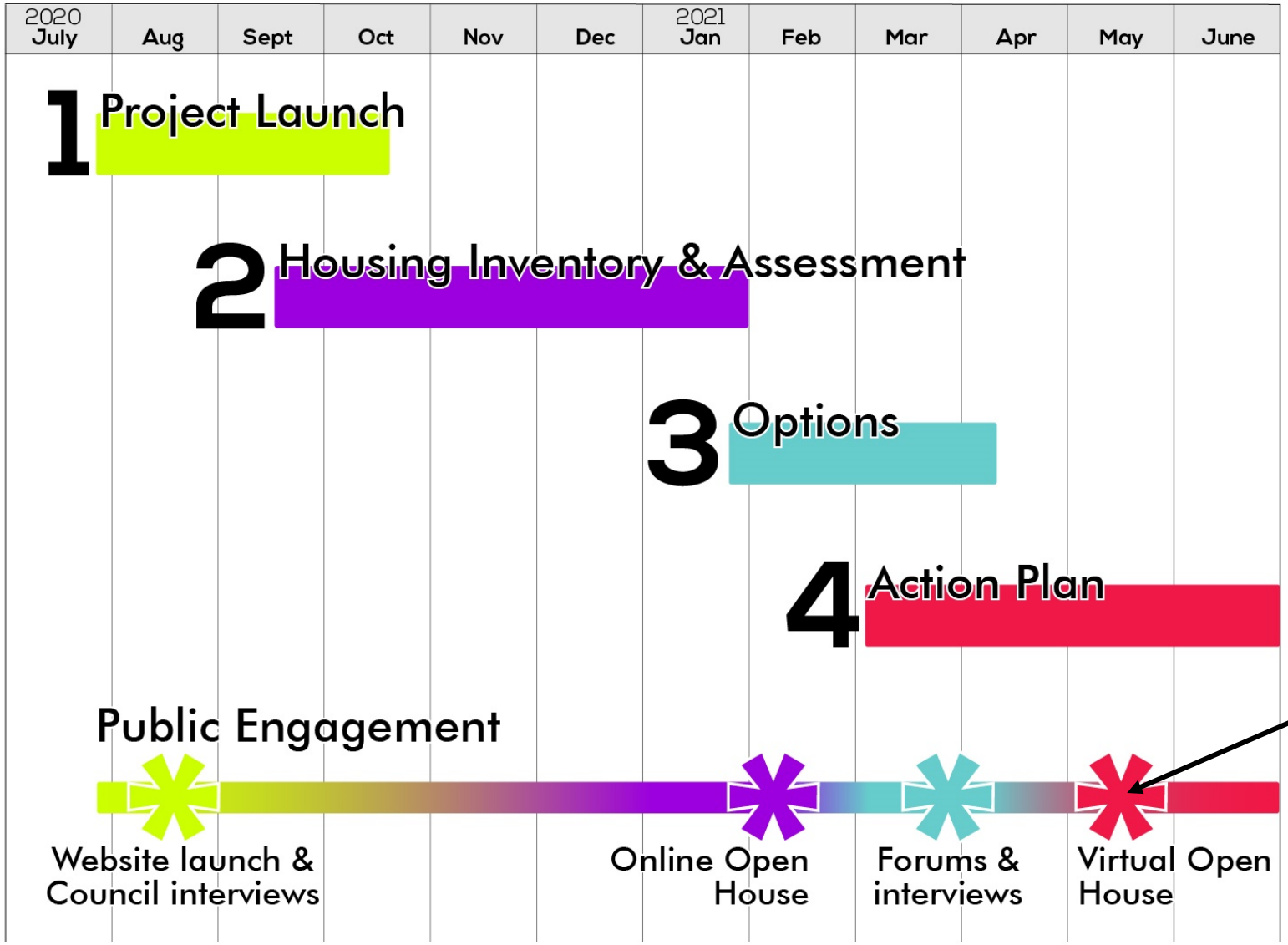








Where we are in the process



Public Draft Housing Action Plan

SeaTac's Housing Story

Regional Effect on SeaTac

- Puget Sound region – steady population and job growth increased demand for homes faster than homes have been built
- King County 2010-2017 – 3 new jobs for every 1 new housing unit

SeaTac's Story

- 1940s-90s – single-family and apartments housing booms, not many other types built
- Slower housing growth in last decade, but increasing development near light rail recently
- House prices and rents rising much faster than incomes
- Policies in place to support urban villages and complete communities

Population & Housing Snapshot

Population: 29,180[1]

Total Housing Units: 10,831[1]

52% single-family[2]

38% multi-family (5+ units)[2]

10% other (mobile home, townhouse/duplex)[2]

Owner/Renter Comparison[2]

Owner occupied: 50%

Renter occupied: 50%

[1] Office of Financial Management, 2020

[2] US Census ACS 5-Year Statistics, 2018

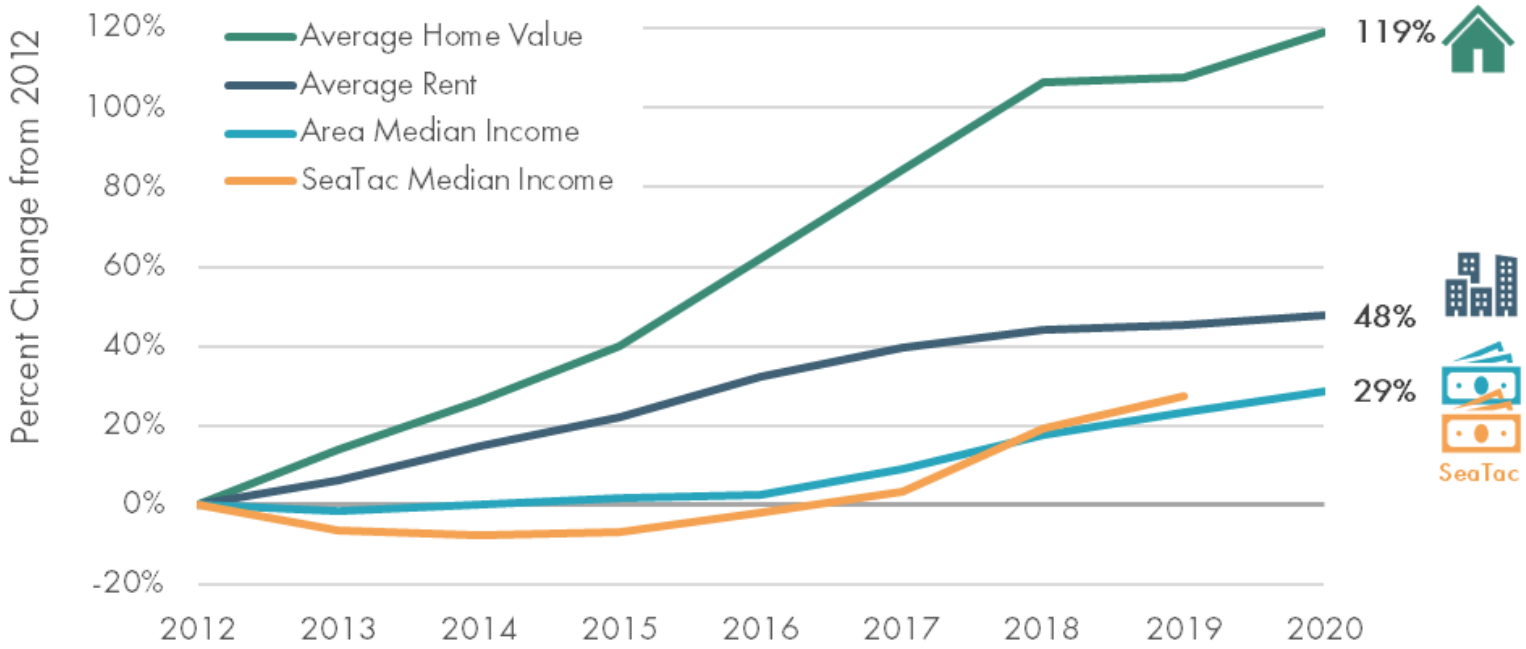
What are SeaTac's Housing Gaps?

Key Findings

- Housing costs rising faster than incomes for most of the last decade
  - Many SeaTac households spend 30% or more of their earnings on housing
- Most homes (single- & multi-family) built between 1950-1980, some have significant maintenance costs and potential health & displacement risks
- Housing production is accelerating; many units are under construction
- Limited housing options:
  - Gaps in supply for high-income and low-income
  - Unit sizes don't match modern household size mix
  - Few options besides houses on large lots or apartment complexes
  - Accessible units for aging residents

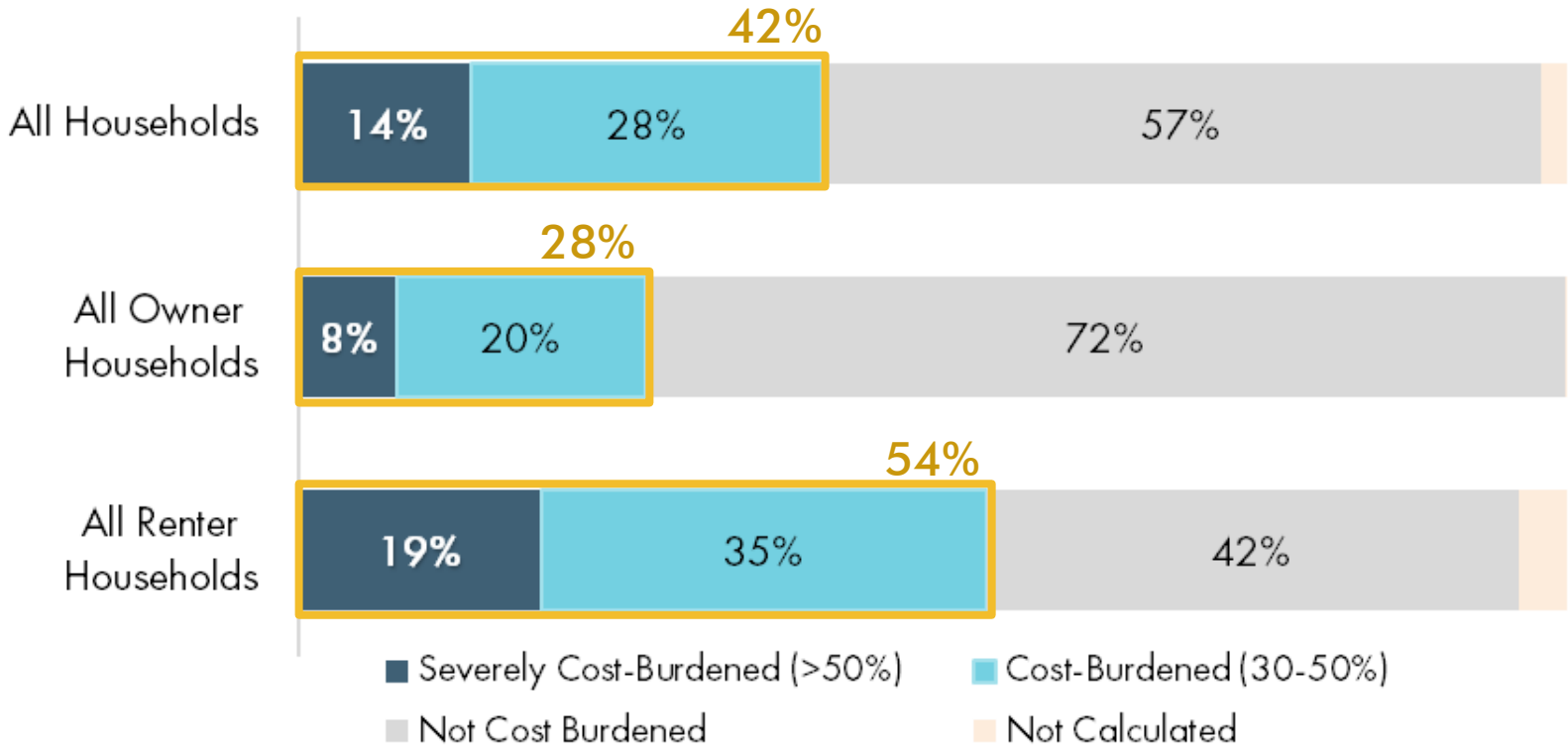
Housing Costs Rising More than Incomes

- Like most of the Puget Sound region, housing costs in SeaTac have risen significantly more than household incomes over the last decade.
- Since 2012, home prices have risen 119%, rents have risen 48%, while incomes are up just 29%. This makes buying a home increasingly out of reach for average SeaTac families.



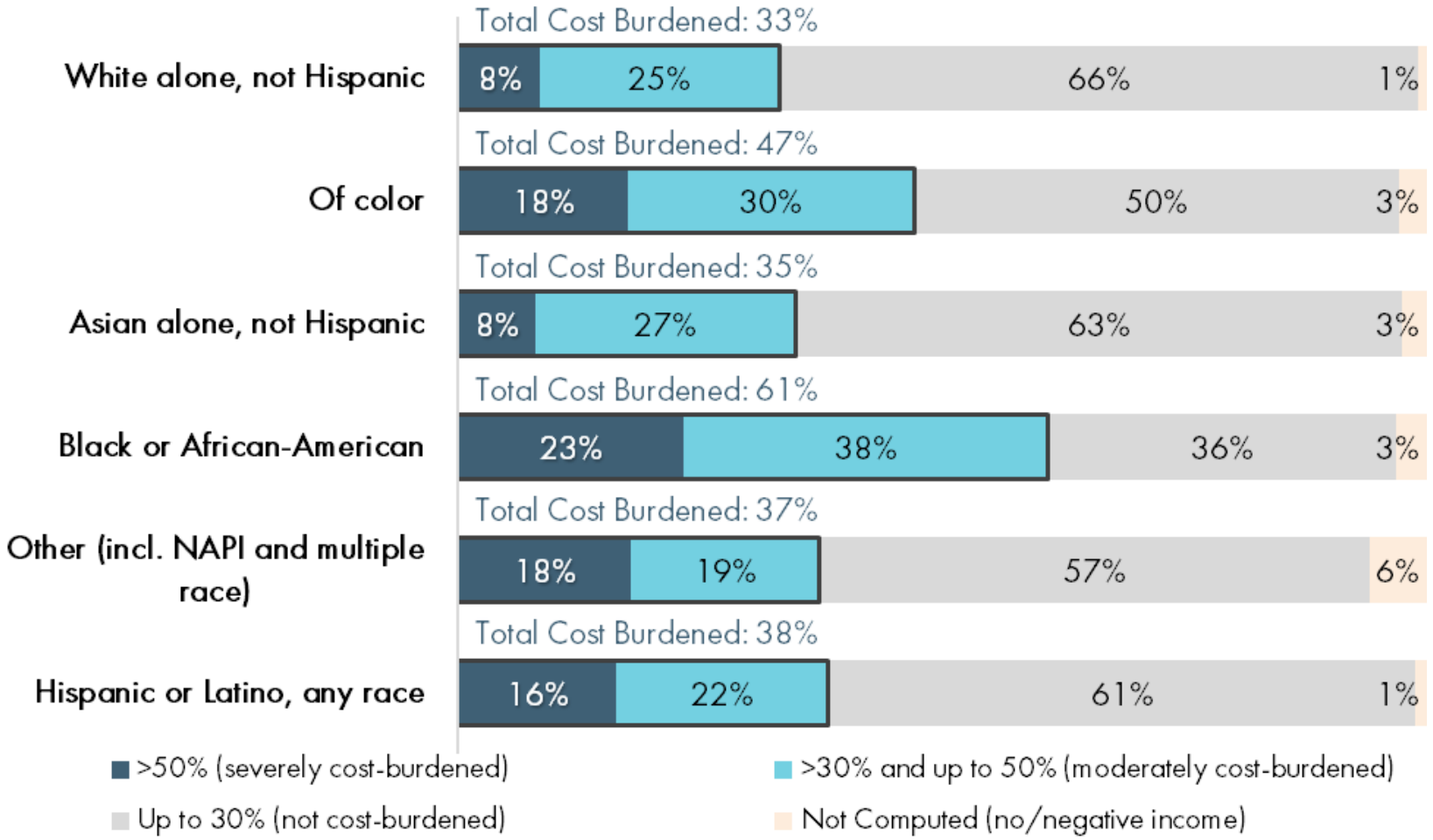
Cost-burdened Households

- 2 out of 5 SeaTac households are paying more than 30% of their gross income on housing.
- Most renters pay >30% of income for housing.
- US Department of Housing & Urban Development (HUD) considers these households to be "**cost burdened**," because they will have limited money available for other essentials.

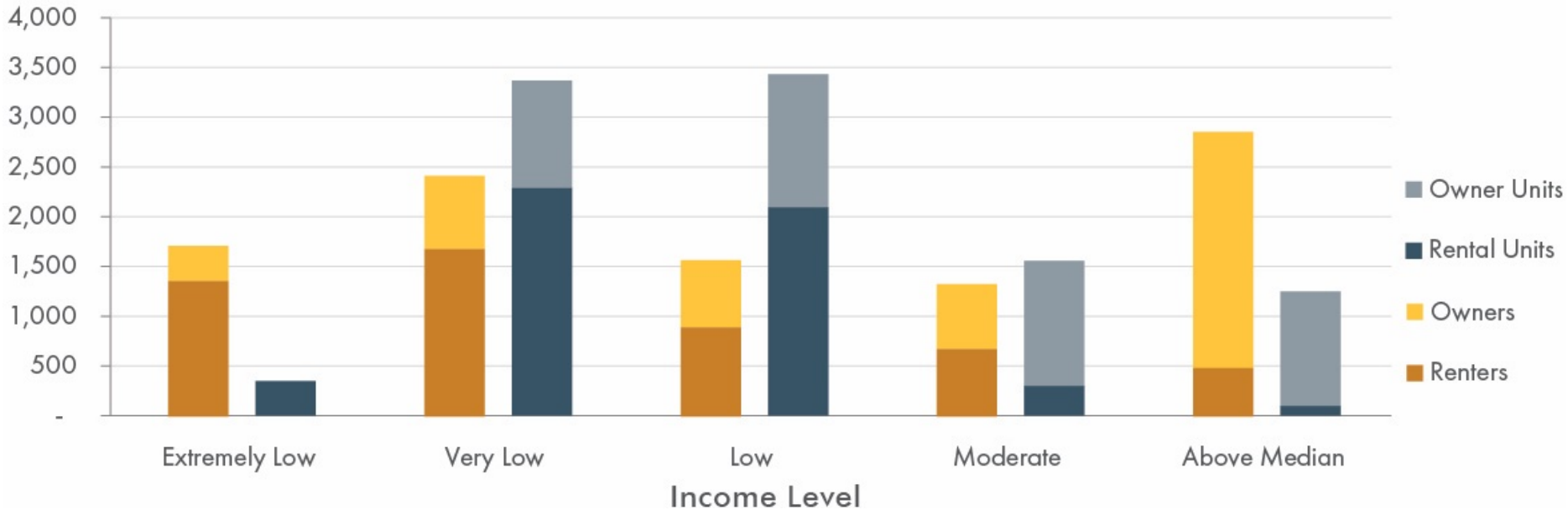


Cost-burdened Households

- Cost-burden varies widely among different racial/ethnic groups
- Cost burden is least among White households, greatest among Black households



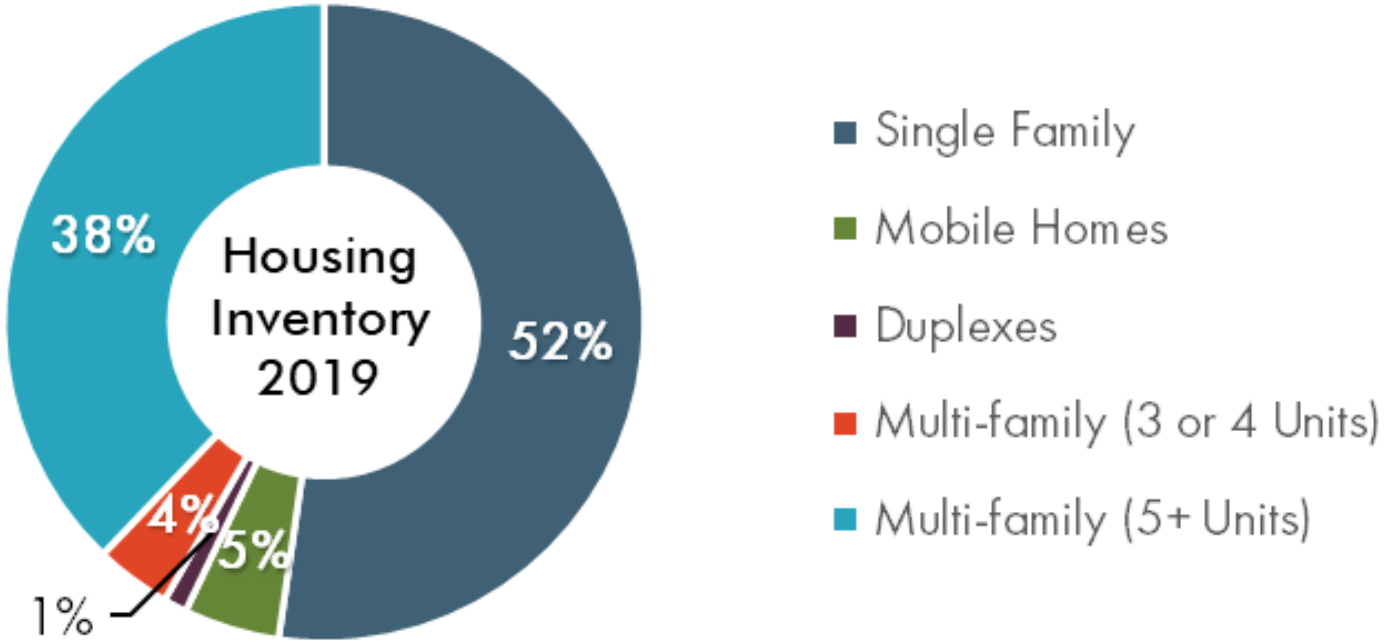
High- and Low-end Gaps



- SeaTac has a shortage of homes for people at the highest and lowest income levels.
- Few **rental** units available for the renter households that have moderate or high incomes.
- Adding desirable units for higher income renters alongside existing affordable units could reduce pressure on lower-income market segments.
- Not have enough housing affordable to households in the "extremely low" income category, requiring these households to rent units they can't easily afford.
- Not enough "very low" income units to make up the gap.

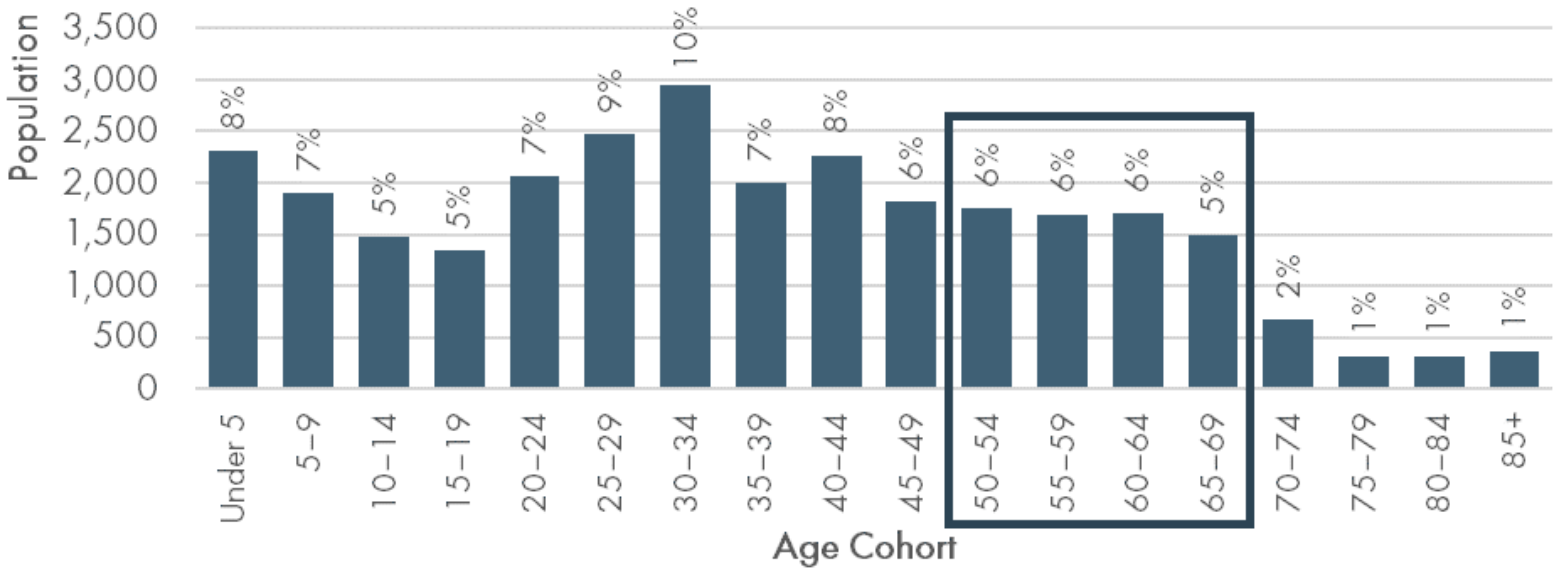
Limited Options

- SeaTac's housing supply offers limited options.
- 9 out of 10 homes are either single-family houses or large multi-family/apartment complexes.
- So called "**missing middle**" housing types like duplexes, townhouses, and small multi-family buildings provide options for households that are not well served by other housing types.



Accessible Units

- Almost a quarter of SeaTac's current residents will reach the age of 70 within the next 20 years.
- Small ground-floor and elevator accessible units, ideally located near transit and other resources and amenities, would help this group remain in the city as they age.



What We've Heard

& Who We Heard From

Engagement Activities

The project team sought to engage residents who are representative of SeaTac's demographics and stakeholders from the development, housing, faith, and human services communities.

City Council Interviews — Winter, 2020

Residents Forum — March 10, 2021

Housing Producers Forum — March 12, 2021

Targeted Interviews — March – April 2021

- Interviewed 8 housing advocacy, faith-based, and non-profit community organizations

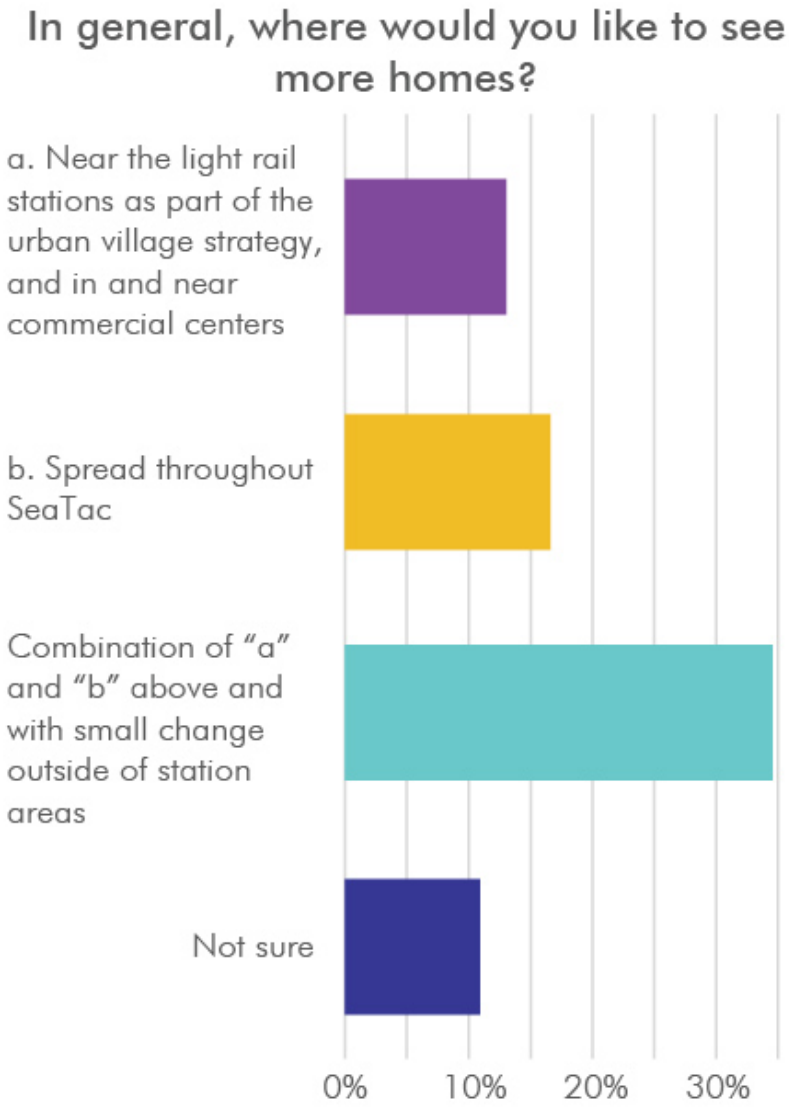
Online Open House Survey — March 5 – April 23, 2021

- Published in English, Amharic, Somali, and Spanish
- 105 participants (including 4 Amharic and 1 Spanish response)
- ¾ owners, ¼ renters
- 20% speak a non-English language at home

Online Open House Survey

Key Takeaways

- The value "**When people can afford a safe place to live in a good neighborhood, they can better focus on a quality education, healthy food, their jobs, and other things important to life success**" was supported by ¾ of respondents, with equal support among homeowners and renters.
- Affordability and homeownership are important.
- Openness to additional home types beyond what is currently available in the city. ADUs and townhouses are especially popular.
- Access to **open space** and nearby schools are assets people value highly.
- 96% of renters (vs 25% of owners) said they'd had a hard time paying housing costs in the past 5 years



Top Issues & Concerns

- Costly home repairs needed to stay in house
- Crime in and around apartment complexes
- Parking and traffic on residential streets

Targeted Interviews

Who: 8 housing advocacy, faith-based, and non-profit community organizations

Housing Strategies with High Potential Impact

- Workforce housing
- Market-based solutions
- Rental assistance and eviction prevention
- Missing middle housing options to build capital/equity.
- Family-sized housing units to better serve refugee and immigrant families who sometimes rent adjacent apartments to stay together.
- Affordable rental housing
- Infrastructure investment, especially parks, pedestrian lighting, connectivity, and sidewalks
- Safe and healthy housing rental inspection programs
- Strengthen engagement and develop relationships with apartment-living and immigrant communities

Top Concerns

- Affordability and displacement
- Apartments' safety/maintenance
- Vulnerabilities to landlord abuse

Housing Producers Forum

Who: 9 for-profit and non-profit developers

Opportunities

- Unique, attractive vibe
- Desirable to airport employees

Regulatory Barriers

- Remove barriers to missing middle and affordable ownership options; omit single-family zoning like Oregon
- Avoid costly design standards
- Consider form-based code for flexibility
- Reduce parking requirements near stations and commercial centers

Other Impactful City Actions

- Reduce permitting hurdles
- Invest in staff resources to reduce permitting costs
- Consider fee waivers and incentives to meet SeaTac goals
- Consider investments in costly infrastructure

Residents Forum

Who: 7 residents representing most SeaTac neighborhoods, 1 renter

Top Priority

- "Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design."

Values

- Love neighborhoods as they are
- Design for sociability/sense of community
- Outdoor places for kids to play
- Light, air, privacy
- Look and sociability more important than number of units
- Thoughtful planning and investments to make neighborhoods livable and affordable
- Protect City finances
- Wide range of opinions on what housing types are appropriate where.
- Generally strong support for multigenerational living (cohousing, cottage housing, courtyard apartments) and less support for McMansions.

SeaTac's Housing Action Plan Objectives

What does the plan aim to accomplish?

Framework Goals

Increase	Increase the amount and types of housing available at all income levels.
Align	Align with City policies & Council priorities
Address	Address gaps identified in HIAR • Highest and lowest ends • Housing stock variety

Objectives

1. Create complete communities.
2. Develop Urban Villages near light rail.



Angle Lake Station Area Plan illustration depicting elements needed to create complete communities

Objectives

3. Increase missing middle opportunities.



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

Objectives

4. Strive for a balance of housing options through strategies that:
   a. Increase homeownership opportunities
   b. Serve young people and families
   c. Preserve existing owner-occupied and rental housing
   d. Support safe, healthy, high quality housing
   e. Promote market rate rental options
   f. Address homes at lower income categories
5. Help residents and businesses stay in SeaTac.



Sample illustration of townhouses

What are your top 2 priorities?

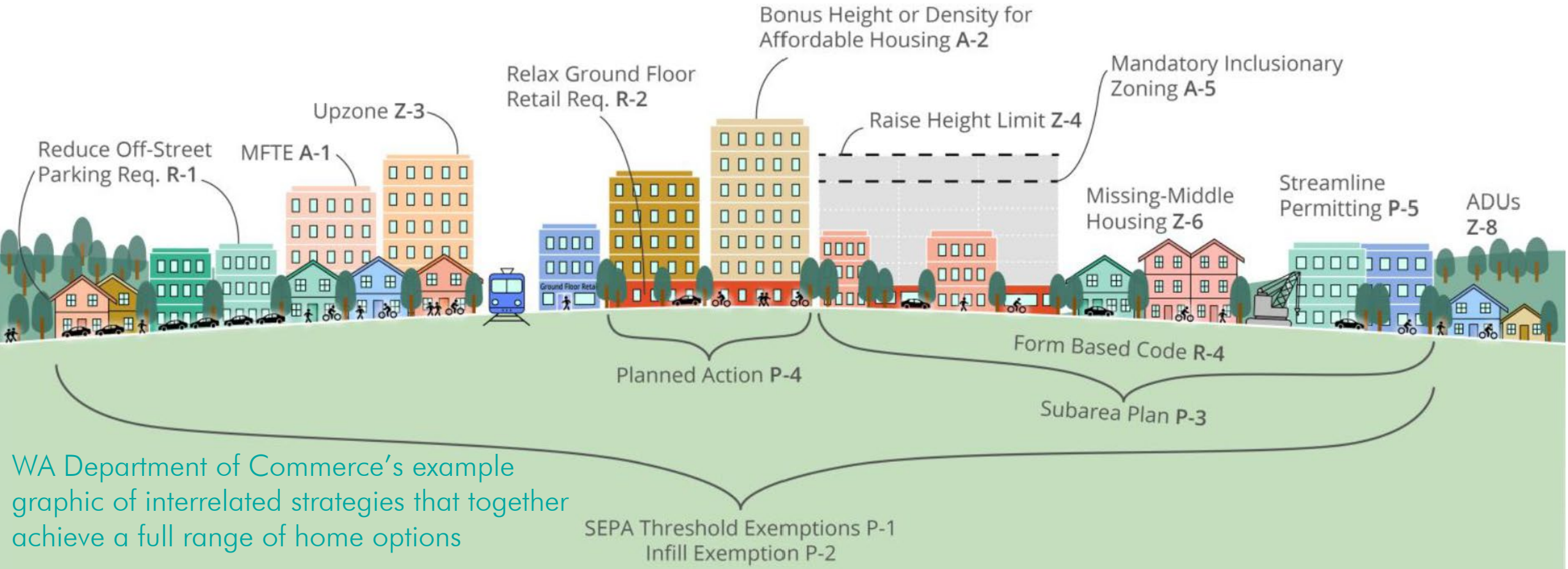
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2. Develop Urban Villages near light rail.
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SeaTac's Strategies

Actionable, impactful steps toward housing options and supply

Interrelated Strategies

- Meet multiple objectives
- Actionable, impactful
- Reflect community priorities
- Implement goals, objectives
- Address home shortages
- SeaTac compatible



WA Department of Commerce's example graphic of interrelated strategies that together achieve a full range of home options

POLICY AMENDMENT
1. Strengthen “complete communities” policies
CITY WORK PLAN
2. Proactively plan and coordinate public infrastructure to support urban village development.
3. Conduct a multi-family parking study to analyze parking requirements in urban villages/station areas.
4. Explore cost-effectiveness of creating pre-approved plans for Accessory Dwelling Units
5. Continue conversations with the development community about actions the city can take to attract market rate rental housing.
6. Continue coordinating and providing rental assistance.
CODE AMENDMENTS
7. Add flexibility to Small Lot Single Family requirements.
8. Consider allowing cottage housing in Urban Low zones.
9. Partner with residential property owners in rezoning properties to maximize their housing potential.
10. Consider decreasing minimum lot size in the Urban Low (UL) 7,200 single-family zone.
11. Clarify condominium provisions to make them easier to use.
12. Review and clarify code requirements for live/work units to encourage opportunities for small business owners.

Strategies

- Organized by tool type
- See draft Housing Action Plan page 36-37 for housing gaps these address

1. Strengthen "complete community" policies.

WHAT IT IS

- Full-service neighborhoods with housing options; transportation choices; and access to parks, neighborhood businesses, and other services
- Review and clarify City policies to more clearly guide future infrastructure investments and City actions to support residents' quality of life
- E.g., "Walk Score" used by real estate professionals

POTENTIAL BENEFITS

- Promotes higher quality of life in all neighborhoods
- Supports HAP objectives:
  - Create complete communities



Wadajir Souk coming to Tukwila (courtesy of Forterra)

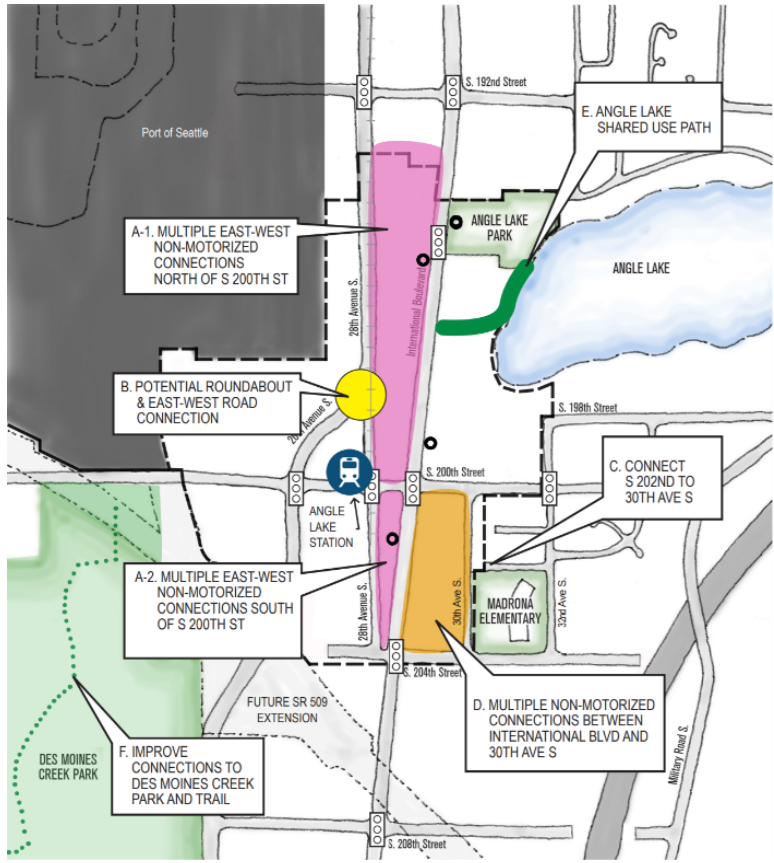
2. Proactively plan & coordinate public infrastructure to support urban village development.

WHAT IT IS

- Walking/rolling paths to transit, parks, vehicular connections, business districts with redevelopment near light rail stations
- Increases coordination and leveraging of City work programs and infrastructure planning
- E.g., Lynnwood & Shoreline plans attracted 100s of new units

POTENTIAL BENEFITS

- Attracts developers to amenity-rich areas near light rail stations
- Increases access to amenities for residents within and adjacent to urban villages/station areas
- Supports HAP objectives:
  - Urban villages near light rail
  - Complete communities
  - Higher-end rental market
  - Young people & seniors



Angle Lake Station Area Plan's connectivity strategies

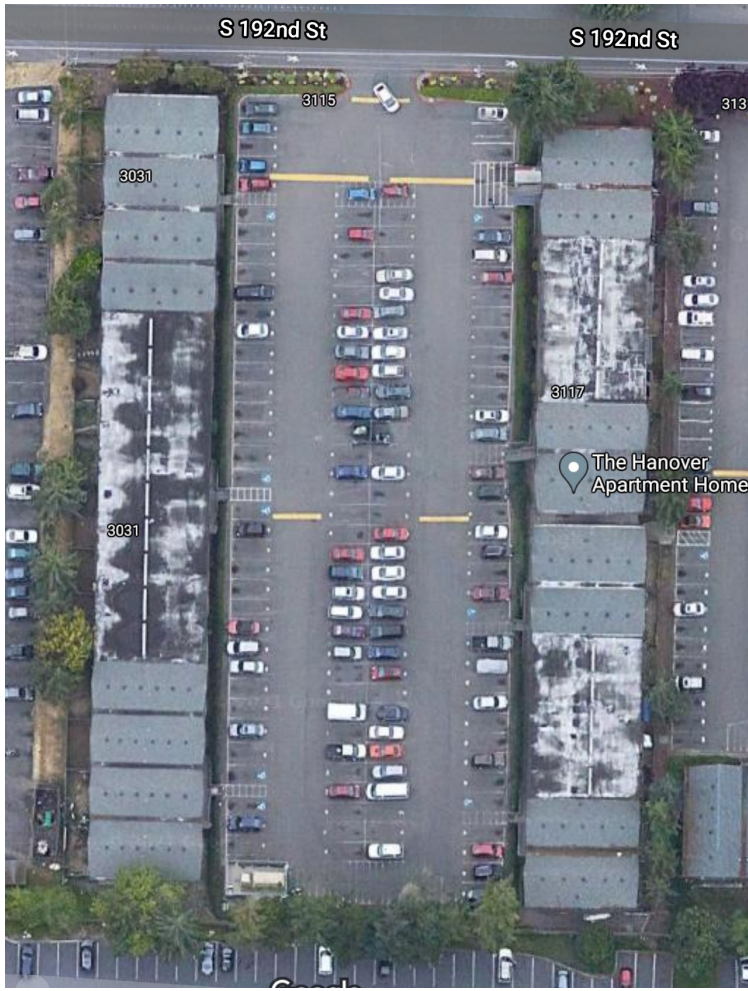
3. Conduct a multi-family parking study to analyze parking requirements in urban villages/station areas.

WHAT IT IS

- On-site parking is expensive, takes up valuable space, and can degrade streetscape experience
- SeaTac has unique parking needs with Uber/Lyft drivers and proximity to airport
- Proximity to light rail often reduces the need for parking
- Study parking to identify appropriate requirements
- E.g., Everett's parking evaluation and adaptation strategy

POTENTIAL BENEFITS

- Better understand SeaTac-specific parking needs and how to support City goals for residential development in urban villages/station areas.
- Supports HAP objectives:
  - Urban villages near light rail
  - Higher-end rentals
  - Balance of options



Typical 2-story walk-up apartments with surface parking (Google Maps)

4. Explore cost-effectiveness of creating pre-approved plans for Accessory Dwelling Units.

WHAT IT IS

- Small homes on same parcel as main house ("mother-in-laws," "backyard cottages," or "carriage houses")
- Currently allowed but can be expensive to build
- Review similar programs and SeaTac experiences and evaluate potential updates
- E.g., Renton and Lacey's pre-approved ADU design programs

POTENTIAL BENEFITS

- Make ADUs easier to build
- Lower cost rentals plus income stream for owners
- Supports HAP objectives:
  - Missing middle
  - Higher-end rentals
  - Elders aging in place



Examples of Lacey's pre-approved ADU plans

5. Continue conversations with the development community about actions the city can take to attract market rate rental housing.

WHAT IT IS

- Increase opportunities for information sharing with development community to better understand regulatory and other actions City can take to attract desired development
- Identify improved communication channels/methods and city staff work program actions
- E.g., Lynnwood's similar strategy

POTENTIAL BENEFITS

- Can help City identify impactful actions to take to encourage more market rate rentals
- Supports HAP objectives:
  - Higher-end rentals
  - Balance of options
  - Missing middle





Recently built multi-family housing projects in Puget Sound cities

6. Continue helping to coordinate and provide rental assistance.

WHAT IT IS

- SeaTac employers (airport, hotels, etc) depend on workers with lower wage jobs and incomes
- SeaTac's naturally-occurring affordable rentals is an asset
- Rising rents=displacement risk
- Continue using State funding (SHB 1406) for rental assistance (60% AMI and below)
- Review similar programs and SeaTac experiences and evaluate potential updates
- E.g., Bremerton's Rental Assistance Program

POTENTIAL BENEFITS

- Supports current residents
- Helps prevent lower-income households from being displaced
- Less disruption to neighborhoods
- Supports HAP objectives:
  - Help residents and businesses stay in SeaTac



3-story walk-ups provide naturally-occurring affordable rental homes

CODE AMENDMENTS
7. Add flexibility to Small Lot Single Family requirements.
8. Consider allowing cottage housing in Urban Low zones.
9. Partner with residential property owners in rezoning properties to maximize their housing potential.
10. Consider decreasing minimum lot size in the Urban Low (UL) 7,200 single-family zone.
11. Clarify condominium provisions to make them easier to use.
12. Review and clarify code requirements for live/work units to encourage opportunities for small business owners.

More to come!

Q&A

Which strategies do you think are important for SeaTac to do?

What concerns you about these strategies?

Notes

SeaTac's Strategies

Part 2

Code Amendments Note

- Exploration, no specific code language proposed
- Analysis and review needed before Council considers for adoption

7. Add flexibility to Small Lot Single-family requirements.

WHAT IT IS

- Though allowed in some zones, few small lot single-family projects have been built in SeaTac
- 3,000 sf lots in residential medium & high zones
- Review code and best practices and consider adding flexibility to current standards
- E.g., Everett, Marysville, Mountlake Terrace, Duvall small lot regulations

POTENTIAL BENEFITS

- Makes it easier to build small lot single-family homes
- Encourage housing diversity and more choices for residents
- Supports HAP objectives:
  - Missing middle
  - Increase ownership
  - Elders aging in place



House on a small lot

8. Consider allowing cottage housing in Urban Low zones.

WHAT IT IS

- Clusters of small homes around common open space, shared parking
- Currently only allowed through the Planned Unit Development code; difficult and no design standards
- Review code and explore how and where to allow cottage housing
- E.g., Snohomish County allows double the base density and has design standards

POTENTIAL BENEFITS

- Make it easier to build cottage housing
- Supports HAP objectives:
  - Ownership opportunities
  - Young people and families
  - Missing middle
  - Complete communities



Cottage housing example

9. Partner with property owners who would like to rezone their parcels to higher density residential zones when allowed by their current land use designations.

WHAT IT IS

- Some properties in SeaTac could be rezoned to allow for higher density residential development than their current zoning allows
- Some property owners interested in rezone, but can be costly and take time
- Identify "under-zoned" parcels and potential processes for rezones
- E.g., SeaTac's City-initiated rezone process in the 1990s

POTENTIAL BENEFITS

- Could help increase supply and diversity of housing options in city
- Supports HAP objectives:
  - Balance of housing types

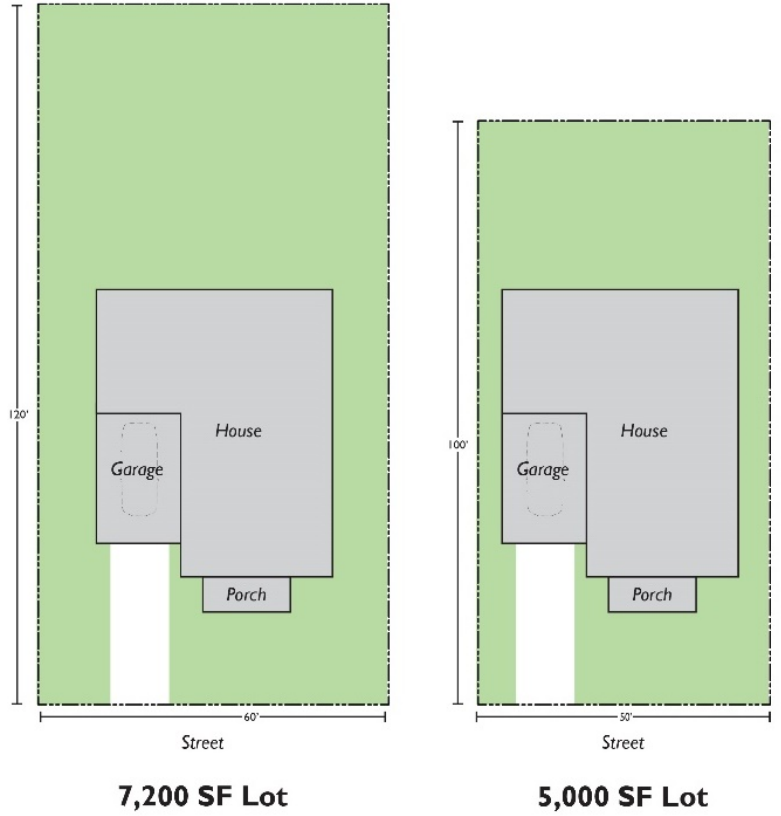
10. Consider decreasing minimum lot size in the Urban Low (UL) 7,200 single-family zone.

WHAT IT IS

- When subdividing land for houses, reducing the lot size allows for more parcels to be created and more efficient use of infrastructure
- Review best practices and consider reducing the minimum lot size
- E.g., Wenatchee uses a minimum lot size of 5,000sf in Residential Low zones and applies design standards.

POTENTIAL BENEFITS

- Creation of more home owning opportunities
- Addition of new homes over the course of many years
- Allowing sale of surplus land could allow property owners to stay in their homes
- Supports HAP objectives:
  - Ownership opportunities
  - Young people and families
  - Help residents stay



Smaller lot still accommodates home and open space

11. Clarify condominium provisions to make them easier to use.

WHAT IT IS

- State legislature recently passed condo reform law
- SeaTac's condo code is unclear and difficult to use
- Review code and propose amendments to clarify and streamline

POTENTIAL BENEFITS

- Streamlines process and makes it easier to build condominium-type development
- Supports HAP objectives:
  - Ownership opportunities
  - Young people
  - Help residents stay
  - Elders aging in place



The Met Condos, Denver, CO

12. Review and clarify code requirements for live/work units to encourage opportunities for small business owners.

WHAT IT IS

- "**Live/work units:**" home that includes commercial functions, with the owner usually living behind or above their business
- Can act as business incubators
- May be easier to provide than traditional ground floor commercial space
- Review code and allow live/work; apply design standards to ensure usability
- E.g., Sumner and Tacoma live/work provisions

POTENTIAL BENEFITS

- Supports small businesses
- Adds to residential options
- Supports HAP objectives:
  - Complete communities
  - Help residents & businesses stay



Live/work units in region (Google)

Q&A

Which strategies do you think are important for SeaTac to do?

What concerns you about these strategies?

Notes

Discussion Questions

- Amongst all the strategies, what should be SeaTac's highest priorities?
- This is a short-term plan. Though it considered many options, these strategies rose to the top for being actionable and impactful now. Are there others you would like SeaTac to consider in the future?

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What are your top 3 choices you’d like the City to address right away?

Next Steps

Next Steps

- **Open House Results** with community engagement findings to Planning Commission and City Council
- **Virtual Public Hearing**, May 26, 5:30pm
  - Opportunity for official public comment
  - Planning Commission recommendation by June 15
- **City Council review and adoption process to start in July**
- **Implementation**

Additional Comments?

- Please email Senior Planner Kate Kaehny at kkaehny@seatacwa.gov.
- Attend May 26 virtual Public Hearing and provide your oral or written comments.



SeaTac
Housing Action Plan

Thank you!

Open House – May 17, 2021