HOUSING AND HUMAN SERVICES ELEMENT

CHAPTER 5

CITY OF SEATAC

ENVISION SEATAC 2044

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SeaTac's Vision for Housing

SeaTac's vision for housing is to expand choice, increase affordability, and provide Housing for All. The goals and policies of this element align with the City's vision of increasing Access to Opportunity and creating Complete Neighborhoods for all existing and future residents by encouraging diverse housing types within Urban and Neighborhood Centers and throughout SeaTac's residential neighborhood areas.

Purpose of Element

This Element addresses housing diversity and affordability, access to opportunity, and social services, which are often integrally related. It establishes the policy context for regulations and programs that provide for an adequate housing supply for the projected population at all income levels, maintain housing quality, and enhance the neighborhoods of SeaTac. The goals and policies of the Housing and Human Services Element are meant to guide city decision making to encourage the development of a wide variety of new housing types that are affordable and accessible to all, including those with special needs.

This Element also establishes the policy context for Human Services programs and actions that serve community members with varying needs.

It seeks to strengthen and sustain a place where children, families, and individuals can thrive, neighbors care for each other, and residents partake in a just and thriving community for all.

See Land Use, Urban Center, and Neighborhood Elements for more details on Centers and Residential Neighborhood growth typologies.

Key themes for the Comprehensive Plan most related to housing are:

Housing for All: Increase housing types and affordable options.

Access to Opportunity: Increase access to opportunity and wellbeing.

Complete Neighborhoods: Strengthen neighborhoods and create healthy, equitable, connected, complete communities.

See Ch 1: Introduction, City Vision & Planning Framework for list of all key themes.

Guiding Principles

The following principles guide this Element:

- Provide access to housing to all ---residents regardless of income or need.
- Increase access to opportunities for existing and future residents
- The preservation, improvement, and expansion of the housing stock to provide a range of affordable, accessible, housing choices to every resident.
- Address racially disparate impacts, displacement, and exclusion in housing.
- Meet the housing need allocations and other requirements from the Department of Commerce and King County Countywide Planning Policies.
- Every person is valuable, and meeting basic human needs for all is essential. People must not be devalued for being in need, nor during service delivery.
- 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 improves health and well being.
- Working with nearby jurisdictions to fund and administer human services improves and integrates systems.
- Programs must be monitored and should respond to changing needs.

GOALS AND POLICIES

This section contains SeaTac's housing and human services goals and policies. Goals represent the City's general objectives, while policies detail the steps required to achieve each goal's intent. Goals and policies are in bold text with supportive discussions in plain text.

Housing Capacity and Growth Strategy

GOAL 5.1

Provide sufficient capacity and housing densities to equitably meet the city's population and housing needs.

Policy 5.1A
Plan for housing supply, form, and densities to meet the City's current and projected needs consistent with the Puget Sound Regional Council and King County regional growth strategies and SeaTac's goals and vision.

Policy 5.1B
Provide sufficient land capacity allowing for a variety of housing types, and the equal distribution of those land uses to provide a variety of housing options throughout the city.

Policy 5.1C
Align housing-related policies, programs, and actions with the City's goal of providing complete neighborhoods, by promoting diverse, affordable housing and equitable access to opportunities across SeaTac.

Mitigate Disparate Impacts and Displacement

Policy 5.1D
Implement and promote fair housing policies and practices that guarantee equitable access and opportunity for everyone to live and thrive within the City.

Policy 5.1E
Identify and use a range of strategies to mitigate potential physical, economic, and cultural displacement of low-income and marginalized households that may result from planning efforts, large-scale public or private investments, private development, and market pressure.

Policy 5.1F
Address the impacts of current local policies and regulations that may result in disparate impacts and displacement.

Policy 5.1G
Recognize the local history of racially exclusive and discriminatory land use and housing practices that exist within the city and implement strategies and actions that work to repair past harms to Black, Indigenous, and other People of Color households resulting from these past practices, including the establishment of partnerships with communities most affected to promote equitable outcomes in future land use and housing actions.

Policy 5.1H
Identify opportunities to expand and improve partnerships, policies, and resources dedicated to meeting the city's housing needs and eliminating racial and other disparities in access to housing.

Variety of Housing Types

GOAL 5.2

Increase housing options by providing a range of housing types and densities available in all neighborhoods of the city.

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

Policy 5.2A
Encourage development of residential areas and lots with adequate existing utilities and transportation systems and prioritize the funding and development of infrastructure improvements to support the growing housing need in the city.
SeaTac's neighborhoods have opportunities for infill development, and the development of these lots is fiscally responsible and efficient practice since the utilities and infrastructure are already in place and available.

Policy 5.2B
Promote a variety of housing types and options in all neighborhoods, particularly in proximity to parks, pedestrian and bicycle routes, resident-oriented services, transit, employment, and educational opportunities.

Policy 5.2C
Expand housing capacity for middle density housing to bridge the gap between single-family and more intensive multifamily development and provide more affordable ownership and rental opportunities that allow for a broader range of households to live within the city.

Policy 5.2D
Plan for and provide a range of housing choices for workers at all income levels throughout the city, with nearby access to transportation choices that facilitate modal commute options to employment centers.

Policy 5.2E
Expand the supply and range of housing types and densities to maximize the benefits of and investment in the Urban Center and high-capacity transit station areas in the city.

Housing Security and Stability

GOAL 5.3

Strengthen the housing security and stability of SeaTac's residents, and the continued longevity of the city's existing residential neighborhoods.

Policy 5.3A
Use City programs and partnerships with community groups and local organizations to support physical, cultural, and social stability in established residential neighborhoods.

SeaTac's neighborhoods are affected by many City codes, policies, and programs which regulate land use, physical improvements, and transportation. The City, by equitably maintaining and enhancing the physical and social qualities of existing neighborhoods, ensures that these programs provide the greatest benefit to residents.

Policy 5.3B
Support and implement programs that repair and maintain existing single family, multifamily, owner-occupied, and rental housing to preserve and enhance the housing stock and retain the availability of safe, sanitary, and affordable units.

Neglected housing units can negatively affect the health of its residents as well as a neighborhood's property values.

Policy 5.3C
Adopt and implement regulations and programs, such as the City's Rental Housing Protection Ordinance, that work to provide housing stability for renter households, with additional support for renters with disabilities and low incomes.

Policy 5.3D
Promote homeownership opportunities in the city for low-, moderate-, and middle-income households, while recognizing and working to address historic inequities in access to ownership for communities of color.

Policy 5.3E
Continue to advocate for programs that require the insulation of housing units affected by aircraft noise through the Port of Seattle and Federal Aviation Administration Noise Remedy Program.

Policy 5.3F
Continue to participate in local and regional efforts to better identify and understand potentially adverse impacts that may result from living near the airport.

Diverse Affordable Housing

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. demand;
- Cost of land, taxes, fees, and infrastructure;
- Lending policies and requirements;
- Vacancy rates;
- Clear, concise, and predictable development regulations; and
- Timely and efficient permit processing.

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.

GOAL 5.4

Increase affordable housing opportunities for all economic segments of the community.

Policy 5.4A

Identify, maintain, and enhance the existing affordable housing stock in SeaTac, with a focus on units available for very low-, low-, moderate-, and middle-income households.

Policy 5.4B

Use City land use and construction-related codes to encourage development and adequate supply of affordable housing for all economic segments of the forecast population.

Policy 5.4C

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

Policy 5.4D

Encourage equitable dispersal of affordable housing throughout the City, by exploring methods such as inclusionary zoning and incentives for private development.

Innovative tools, such as the addition of a percentage of affordable units in market rate developments, accessory housing units, and first-time home buyer programs, can help distribute affordable housing opportunities throughout the community.

Policy 5.4E

Align with the countywide effort to prioritize the development of housing that is affordable to households less than or equal to 30 percent area median income (extremely low income) by identifying opportunities such as increasing available funding, adopting supportive policies and land use regulations and collaborating with adjacent jurisdictions and local organizations.

Policy 5.4F

Support the development and preservation of long-term affordable, including income-restricted housing options, particularly those within walking distance to transit.

Policy 5.4G

Support the prioritization of local and regional resources for the preservation and development of income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs including in areas within walking distance to high-capacity and frequent transit.

Policy 5.4F

Work with regional and local governments to establish a transit-oriented development (TOD) property acquisition fund to encourage development of affordable housing in transit communities.

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 5.4G

Support the prioritization of local and regional resources for the preservation and development of income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs including in areas within walking distance to high-capacity and frequent transit.

Policy 5.4H
In areas near high-capacity transit, use a range of strategies to reduce displacement risk and strive for no net loss of affordable housing units.

Policy 5.4I
Continually review and look for opportunities to provide flexibility in the application of City codes and development regulations to ensure they do not create barriers to affordable housing opportunities.

Development regulations contribute to housing costs, but the City can eliminate requirements 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 5.4J
Maintain the Multifamily Tax Credit program and explore opportunities to further expand the program beyond the Urban Center.

In 2024, the Multifamily Tax Credit only applied to the Urban Center.

Collaboration and Partnerships

Policy 5.4K
Cooperate with the private sector, non-profit agencies, and public entities in the planning, development, and funding of affordable housing in SeaTac.

Policy 5.4L
Support and encourage legislation at the County, State, and federal level, as well as the regional pooling of resources, to promote SeaTac's affordable housing goals.

Policy 5.4M
Collaborate with other jurisdictions and develop public-private partnerships to develop a coordinated effort in addressing the affordable housing needs in the region.

Data Gathering and Monitoring Housing Goals

Policy 5.4N
Periodically evaluate the effectiveness of housing policies and strategies to meet housing needs of current and future residents and identify opportunities to address potential shortcomings through the use of policy or regulatory changes, public investment, incentives, public investment, or other methods.

Policy 5.4O
Work with populations and communities most disproportionately impacted by housing cost burden, to develop, implement, and monitor strategies to achieve the city's housing goals, and prioritize addressing the needs and implementing the solutions identified by this group.

Policy 5.4P
Explore options and methods to identify and track naturally occurring affordable housing for the purpose of long-term preservation, particularly in the Urban Center and near high-capacity transit stations where redevelopment pressure is anticipated.

Policy 5.4Q
Work with King County and other organizations to monitor progress toward meeting the City's housing growth targets and addressing resident's housing needs, and use the resulting reports to guide ongoing and future efforts to continue meeting those goals.

Special Needs and Supportive Housing

While the City of SeaTac cannot prohibit mobile home park closures, nor directly provide relocation assistance, the City can work with other regional jurisdictions to explore options for mobile home park tenants who may be impacted in the future. RCW 59.21.021 provides for financial assistance to displaced residents in some cases.

GOAL 5.5

Encourage a variety of housing opportunities for individuals with special needs.

Policy 5.5A
Support and plan for assisted housing opportunities using available federal, State, and County resources.

Policy 5.5B
Encourage the equitable distribution of special needs housing throughout the City, through inclusionary zoning and incentives for private development.

Policy 5.5C
Support the development of emergency, transitional, and permanent supportive housing that include services for people with special needs, such people fleeing domestic violence or natural disasters, those experiencing homelessness, or households experiencing displacement.

Policy 5.5D
Continue to work with and contribute to the South King County Housing and Homelessness Partners (SKHHP) to work towards addressing housing affordability and stability within the region.

"Special needs" refers to considerations or assistance required for people with mental, physical, or medical disabilities. For example, housing for people with limited mobility should follow universal design principles for maximum usability.

RCW 36.70A.410 requires that residential structures occupied by persons with disabilities or handicaps be treated no differently than a similar residential structure occupied by a family or other unrelated individuals.

Manufactured Home Parks

SeaTac's manufactured home parks provide an important affordable and community-oriented living option. However, mobile manufactured 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 manufactured home park. Depending on the age of the home, this can be difficult. Both options involve significant costs to the residents.

While the City of SeaTac cannot prohibit manufactured home park closures, nor directly provide relocation assistance, the City can work with other regional jurisdictions to explore options for manufactured home park tenants who may be impacted in the future. RCW 59.21.021 provides for financial assistance to displaced residents in some cases.

GOAL 5.6

Support the continued maintenance of SeaTac's existing manufactured home park as a source of affordable housing and promote the housing security of its residents.

Policy 5.6A

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

Policy 5.6B

Encourage essential safety upgrades for older mobile manufactured homes.

Policy 5.6C

Where owners meet low income guidelines, utilize City resources to upgrade existing manufactured homes to meet minimum building standards.

Minimum standards are important for the safety of residents and stability of the park neighborhood. While the Zoning Code contains standards for the establishment of new manufactured home parks, existing manufactured 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 are inconsistent with current standards.

Policy 5.6D

Assist with identifying relocation options for manufactured home park tenants forced to move due to manufactured home park closure.

Policy 5.6E

Ensure that sufficient relocation plans are in place prior to the closure of any manufactured home park.

Access to Human Services

GOAL 5.7

Maintain and enhance the quality of life for all community members by providing and supporting effective and accessible human services that are culturally relevant, physically accessible, near adequate public transportation, affordable, and immediate.

Policy 5.7A
Provide human services to SeaTac residents regardless of race, ethnicity, cultural or religious background, national origin, sex, age, family status, sexual orientation, or sensory, mental, or physical disability.

Policy 5.7B
Provide a continuum of human services that empower, build upon the strengths, and increase the self-reliance of individuals and families.

Policy 5.7C
Actively inform residents of and increase access to available services.

Policy 5.7D
Evaluate and mitigate as necessary, impacts of city actions to human services programs, when developing policies, programs, and practices.

GOAL 5.8

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

Policy 5.8A
Fund local and regional human services that address priority needs and meet City human services funding criteria.

Policy 5.8B
Fund services that are high quality and fiscally sound with a track record of achieving measurable outcomes and results.

Policy 5.8C
Leverage financial, volunteer, and other resources for the greatest impact.

Lack of information about existing services prevents individuals and families from finding and using the services they need. The City is in a unique position to publicize services through direct public education and referrals by the Human Services Office, Municipal Court, City police, fire department personnel, recreation supervisors, and other City staff.

A "continuum" of human services refers to programs that address prevention and root causes of problems as well as symptoms.

GOAL 5.9

Partner with funders, governments, 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.

City government expresses a community's values. To implement the community's values effectively, 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 5.9A
Continually engage residents, 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.

Policy 5.9B
Cooperate with other local and regional funders to monitor and respond to changing community needs.

Policy 5.9C
Encourage local and regional coordination pursuing cooperative planning efforts with other governmental jurisdictions.

Policy 5.9D
Advocate for national, state, county, and local human services efforts that further the City's human services goals.

Policy 5.9E
Assist community organizations in their human services planning and provision.

RECOMMENDED IMPLEMENTATION STRATEGIES

This section identifies the specific steps, or implementation strategies, that achieve this Element's policies. It 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. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term ..... one to five years
- Medium-Term .... six to 10 years
- Long-Term ..... 11 to 20 years
- Ongoing ..... the strategy will be implemented on a continual basis

The time frames are target dates set regularly 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 proposed 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	TIMELINE
GOAL 5.1 HOUSING CAPACITY AND GROWTH STRATEGY			
5.1A Plan for housing supply, form, and densities to meet the City's current and projected needs consistent with the Puget Sound Regional Council and King County regional growth strategies and SeaTac's goals and vision.	Continue dedicating resources to long-range planning to develop and update community-informed plans that promote equitable access to diverse, affordable housing within centers, urban villages, neighborhood villages, and residential neighborhoods across SeaTac in alignment with City-specific goals and state and regional housing guidance.	Staff, Planning Commission, City Council	Ongoing, Short-Term
	Continually utilize the King County Regional Affordable Housing Database, the SKHHP Regional Affordable Housing Database, the City's Equity Index and other tools to assess gaps in equitable access to housing and other opportunities in neighborhoods citywide.	Staff	Ongoing
5.1B Provide sufficient land capacity allowing for a variety of housing types, and the equitable distribution of those land uses to provide diverse housing options throughout the city.	Ensure updates to the Comprehensive Plan, sub area plans, and other planning efforts address current and future housing needs in alignment with City-specific goals and state and regional housing guidance.	Staff, Planning Commission, City Council	Ongoing
	Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1C Align housing-related policies, programs, and actions with the City's goal of providing complete neighborhoods, by promoting diverse, affordable housing and equitable access to opportunities across SeaTac.	Proactively plan and coordinate City work plans and budgets to facilitate the creation of Complete Neighborhood infrastructure and services including walkable (1/2 mile) access to diverse, affordable housing, neighborhood services, healthy food, transit, and parks citywide.	Staff, Planning Commission, City Council	Ongoing
	See middle housing code amendment strategy in 5.1B.	Staff, Planning Commission, City Council	Short-Term
	Work with Habitat for Humanity or other housing developers to promote increased opportunities for homeownership for lower income households including single family and middle housing options.	Staff, Planning Commission, City Council	Short-Term
	Explore ways to create inclusionary zoning and other tools to promote the creation of housing units affordable to lower income households throughout the city including within new development in centers, urban villages, and neighborhood villages, and in close proximity to complete neighborhood infrastructure and services.	Staff, Planning Commission, City Council	Short-Term
	Update the Strategic Real Estate Plan to better support the creation of urban villages, neighborhood villages, and complete neighborhoods. Updates should consider prioritizing the utilization of surplus City properties to address housing needs, including those of lower income households, along with consideration of property utilization to promote supportive infrastructure and services in neighborhoods citywide.	Staff, Planning Commission, City Council	Short-Term
	Develop and utilize a monitoring and project prioritization framework to assess and address gaps in Complete Neighborhood housing, infrastructure, and services through City budgets and programs.	Staff, Planning Commission, City Council	Short-Term, Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
MITIGATE DISPARATE IMPACTS AND DISPLACEMENT			
5.1D Implement and promote fair housing policies and practices that guarantee equitable access and opportunity for everyone to live and thrive within the City.	Refine and continue to use the Racial Equity Policy Review Tool (based on PSRC's tool of the same name), utilized during the Envision SeaTac 2044 policy development process, when crafting or updating housing-related strategies.	Staff, Planning Commission, City Council	Ongoing
	Continue exploring possible changes to the City's approach to project and program budgeting to better support community wellbeing.	Staff, Planning Commission, City Council	Ongoing
	Explore opportunities to conduct learning sessions for City staff and the greater community around special needs populations and their housing needs.	Staff, Planning Commission, City Council	Ongoing
5.1E Identify and use a range of strategies to mitigate potential physical, economic, and cultural displacement of low-income and marginalized households that may result from planning efforts, large-scale public or private investments, private development, and market pressure.	Utilize the findings from the SeaTac Displacement Risk Assessment report (created to support the development of the Housing Action Plan and provided as a appendix to the Housing and Human Services Background Report), to inform City planning, programs, and projects and update as appropriate.	Staff, Planning Commission, City Council	Ongoing
	Continue existing City efforts to support the housing stability of residents through the following programs: • SeaTac Rental Assistance Program, which serves renter households at 60% AMI or below through the City's Affordable Housing Sales Tax Fund. • Rental Housing Protection Ordinance, adopted in 2023, which established requirements for increased noticing for certain rent increases, limits on move-in fees, limits on late fees, protections from eviction or lease termination without just cause, and others. • Minor Home Repairs Program, which provides assistance to income eligible SeaTac homeowners, including those who own mobile/manufactured homes.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1E Continued	• Completion of Rental Inspection Program Study (started in 2024) to assess the feasibility of creating a program in SeaTac focused on multi-family housing, where the City would undertake a more proactive role in enforcing the City's building codes and health and safety standards. • Complete update of Human Services Strategic Plan update (started in 2024), and utilize its findings related to community needs around housing to inform the development and updating of the City's anti-displacement strategies. • Partnering with the South King Housing & Human Services (SKKHP) sub-regional consortium to better understand and address displacement risk in South King County and appropriate and effective mitigation strategies.		
	• Undertake City regulatory and other actions that can increase the amount, type, and affordability of the local housing supply and help residents stay in SeaTac, including: • Implementing code amendments to allow middle housing options and up to two accessory dwelling units, where single family housing is currently permitted by June 2025, as required by the state. • In addition to City contributions to SKHHP's sub-regional housing capital fund, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1E Continued	• Explore the feasibility and potential benefits of additional anti-displacement interventions including: • Expanding the City's various rental assistance and support programs and services. • Expanding the Minor Home Repair Program to include rental housing or establishing a separate program for Minor Rental Repair Program. • Creating additional programs to support homeownership. • Consideration of how the City's ARPA-funded Home Day Care and Small Business Capital Access programs could support in-home business opportunities in ways that could also promote housing stability of participants. • Further consideration of anti-displacement strategies identified in SeaTac's Displacement Risk Assessment and Housing Action Plan such as the following: programs that access local, regional, or federal programs to provide financial assistance for rental and home rehabilitation, home-purchase and rental assistance; coordination with community land trusts or other partners to develop or preserve affordable owner-occupied housing; rental registration programs, requirements for owners of multi-family rental properties to provide advance notification of sales to cities in order to provide an opportunity to preserve existing affordable units, and others.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1E Continued	• Create a SeaTac-specific "Anti-Displacement Strategy Toolkit," that identifies tools the City uses in efforts to mitigate residential displacement, including those from the Comprehensive Plan, development codes, and City programs. Refine and update strategies as appropriate with new information and input from the public, especially from communities most at risk.	Staff, Planning Commission, City Council	Short-Term
5.1F Address the impacts of current local policies and regulations that may result in disparate impacts and displacement.	Undertake anti-displacement strategies identified to support Policy 3.1E.	Staff, Planning Commission, City Council	Ongoing
5.1G Recognize the local history of racially exclusive and discriminatory land use and housing practices that exist within the city and implement strategies and actions that work to repair past harms to Black, Indigenous, and other People of Color households resulting from these past practices, including the establishment of partnerships with communities most affected to promote equitable outcomes in future land use and housing actions.	Explore strategies that raise public awareness and increase opportunities for better understanding of the local history of racially exclusive and discriminatory land use and housing practices within SeaTac and throughout the region such as providing and maintaining online resources that document findings from the Envision SeaTac 2044 project's Racially Disparate Impact, sponsoring community learning opportunities, or other City-initiated efforts.	Staff, Planning Commission, City Council	Short-Term
	Build on recent efforts to more proactively solicit engagement with BIPOC communities during policy, regulation, and program development processes through the utilization of community liaisons, engaging with students at local schools, partnering with local CBOs, or other practices.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1G Continued	Further engage with and support the expanded capacity of Community Based Organizations (CBOs) in order to facilitate their ability to provide technical guidance regarding appropriate public outreach and community needs and provide monetary compensation for their time.	Staff, Planning Commission, City Council	Short-Term
	Utilize the City's Equity Index and other tools to assess gaps in equitable access to housing and opportunities in neighborhoods citywide. Focus areas should include gaps in access for BIPOC households and in geographic locations where past racially discriminatory land use practices are documented.	Staff, Planning Commission, City Council	Ongoing
	Continue partnering with SKHHP, which the City joined in early 2024, and other groups and jurisdictions to 1) increase learning on, and 2) develop strategies related to eliminating racial and other disparities in housing outcomes for SeaTac's populations and the region. This includes participation in King County Planning Director meetings, South King County focused groups such as in the South King Housing Planners (SoKiHo), South King Planners and Developers, and others.	Staff, Planning Commission, City Council	Ongoing
	Build on recent efforts to more proactively engage SeaTac communities, especially BIPOC and renter households, and partner with Community Based Organizations (CBOs) and continue this type of targeted outreach during plan, program and project development and update processes to ensure feedback from the public and particularly from communities that historically have been at risk for racial and other disparities in access to housing.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.1G Continued	Continue to allocate resources to help eliminate racial and other disparities to access housing through City programs and actions that support renters and homeowners, including lower income households, and increase the housing supply, including: • Providing assistance and supporting renters through the City's Rental Assistance Program, and enforcement of the Renter Protection Ordinance passed in 2023, • Providing assistance and supporting homeowners through the Minor Home Repair Program, • Implementing citywide rezones proposed as part of the Envision SeaTac 2044 project to create more opportunities for medium and high density housing types that are not currently allowed, especially outside of SeaTac's designated Urban Center. • Enacting regulatory changes to allow middle housing in areas where currently single family housing is allowed by June 2024 (as required by the state), and updating the City's Multi-Family Tax Exemption Program by the end of 2024, to better align the number and affordability of units produced with housing needs and income levels of SeaTac residents. • Provide information to the public regarding how property owners can remove racially restrictive covenants from their titles.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
GOAL 5.2 VARIETY OF HOUSING TYPES			
5.2A Encourage development of residential areas and lots with adequate existing utilities and transportation systems and prioritize the funding and development of infrastructure improvements to support the growing housing need in the city.	Continue collecting fees and dedicating resources to implement infrastructure plans that support the creation of Complete Neighborhoods throughout the city and see Complete Neighborhood strategies for 5.1C.	Staff, Planning Commission, City Council	Ongoing
	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-approving sites meeting certain conditions. • Revising existing site design standards. • Providing technical assistance with short platting. • Reducing subdivision/site development standards such as road width and parking requirements. [see also strategy 3.6B].	Staff, Planning Commission, City Council	Short-Term
	Review City's Building Code to remove unnecessary obstacles, if any, to building infill single and multifamily housing.	Staff, Planning Commission, City Council	Ongoing
5.2B Promote a variety of housing types and options in all neighborhoods, particularly in proximity to parks, pedestrian and bicycle routes, resident-oriented services, transit, employment, and educational opportunities.	See middle housing code amendment strategy in 5.1B.	Staff, Planning Commission, City Council	Short-Term
	Develop incentives to include larger (3-4 bedroom) units in new apartment developments to support family-sized rental housing units for multi-generational and extended family households..	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.2C Expand capacity for middle density housing to bridge the gap between single-family and more intensive multifamily development and provide more affordable ownership and rental opportunities that allow a broader range of households to live within the city.	Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state.	Staff, Planning Commission, City Council	Ongoing
5.2D Plan for and provide a range of housing choices for workers at all income levels throughout the city, with nearby access to transportation choices that facilitate multi-modal commute options to employment centers.	Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state.	Staff, Planning Commission, City Council	Ongoing
	Track progress toward achieving key City growth strategies including: • Focusing most housing and job growth in the urban center and within urban villages adjacent to light rail stations and high-capacity transit, • Allowing new types of middle and higher density housing in neighborhood villages near arterials and transit in areas outside of urban villages, and • Ensuring new growth citywide is supported by Complete Neighborhood infrastructure including walkable access to transit and multi-modal transportation choices.	Staff, Planning Commission, City Council	Ongoing
	Explore minimum density requirements within transit communities, one-half mile of high-capacity transit.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.2E Promote a variety of housing types and options in all neighborhoods, particularly in proximity to parks, pedestrian and bicycle routes, resident-oriented services, transit, employment, and educational opportunities.	See middle housing code amendment strategy in 5.1B.	Staff, Planning Commission, City Council	Short-Term
	Develop incentives to include larger (3-4 bedroom) units in new apartment developments to support family-sized rental housing units for multi-generational and extended family households..	Staff, Planning Commission, City Council	Short-Term
5.2E Expand the supply and range of housing types and densities to maximize the benefits of and investment in the Urban Center and high-capacity transit station areas in the city.	Utilize the City Center Urban Village subarea plan update project (currently underway), which applies to a district that comprises 40% of SeaTac's Urban Center, to identify programmatic, regulatory and Complete Neighborhood and other infrastructure investment strategies that may better support the development of new and diverse housing options and other equitable, transit-oriented development. Consider using new or updated strategies throughout the Urban Center.	Staff, Planning Commission, City Council	Short-Term
	Continue partnering with non-profit and for-profit housing providers to better understand incentive code updates and other actions the City can take to attract affordable and market rate rental housing.	Staff, Planning Commission, City Council	Ongoing,
	Explore minimum density requirements within transit communities, one-half mile from high-capacity transit.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
GOAL 5.3 HOUSING SECURITY AND STABILITY NEIGHBORHOOD PRESERVATION			
5.3A Use City programs and partnerships with community groups and local organizations to support physical, cultural, and social stability in residential neighborhoods.	Invest in residential neighborhoods. Use local CIP funds, grants, and other funding sources to provide needed capital improvements, such as sidewalks, street trees, pocket parks, and other Complete Neighborhood infrastructure and services to enhance the quality of life of current and future residents..	Staff	Ongoing
	Monitor eligibility of neighborhoods for CDBG and other neighborhood reinforcement money.	Human Services Advisory Committee Staff	Ongoing
	Continue providing and supporting the City's various rental assistance and support programs and services, the City's minor home repair program for homeowners and explore opportunities to expand those and provide additional services.	Staff, Planning Commission, City Council	Ongoing
	Support the formation and maintenance of community groups and neighborhood, apartment, and condo associations. Include outreach and engagement with BIPOC communities, renters, and partnerships with Community Based Organizations (CBOs), are included as part of these efforts.	Staff	Ongoing
	Support development and maintenance of Block Watch activities.	City Council, Staff	Ongoing,
	Regularly review SeaTac Planning Commission's mission and membership requirements, including recent changes intended to more equitably represent both homeowners and renters as a means of encouraging fuller representation of SeaTac's diverse households and housing interests on the Commission.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.3A Continued	Continue membership with and funding to support the South King County Housing and Homelessness Partners (SKHHP). and SKHHP's Housing Capital Fund.	Staff, Planning Commission, City Council	Ongoing
	Continue regular participation in sub-regional and regional groups focused on promoting housing opportunities, such as South King Housing Planners (SoKiHo) and South King Planner and Developer meeting. Continue working with SKHHP-member cities to identify SeaTac-specific and sub-regional housing preservation strategies.	Staff	Ongoin
5.3B Support and implement programs that repair and maintain existing single family, multifamily, owner-occupied, and rental housing to preserve and enhance the housing stock and retain the availability of safe, sanitary, and affordable units.	Continue to advocate for funding King County's Housing Rehabilitation Program; promote local use of weatherization program administered by King County Housing Authority.	Staff, City Council	Ongoing
	Periodically survey housing conditions, through updates to the Housing Action Plan's Housing Inventory and Assessment Report or otherwise, and promote housing rehabilitation in targeted areas or across the City as needed.	Staff	Ongoing
	Sponsor an annual neighborhood beautification event in conjunction with neighborhood groups.	Staff, City Council	Ongoing
	Continue to provide funding to support affordable housing, rental assistance programs, and other housing services for households at 60% AMI or below through the City's Affordable Housing Sales Tax Fund, or other means.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.3B Continued	Conduct a study to determine the feasibility of establishing a rental inspection program within the City (funding obtained in 2022).	Staff	Short-Term
	Continue to provide SeaTac's Minor Home Repair Program.	Staff, Planning Commission, City Council	Ongoing
	Explore possibility of expanding the City's Minor Home Repair Program to include rental housing, or establishing a separate program for Minor Rental Repair Program.	Staff, Planning Commission, City Council	Short-Term
5.3C Adopt and implement regulations and programs, such as the City's Rental Housing Protection Ordinance, that work to provide housing stability for renter households, with additional support for renters with disabilities and low incomes.	Continue existing City efforts to support the housing stability of renters through the following programs: • SeaTac Rental Assistance Program, which serves renter households at 60% AMI or below through the City's Affordable Housing Sales Tax Fund. • Completion of Rental Inspection Program Study (started in 2024) which will assess the feasibility of creating a program in SeaTac focused on multi-family housing, where the City would undertake a more proactive role in enforcing the City's building codes and health and safety standards. • Completion of Human Services Strategic Plan update (started in 2024), including any assessments and recommendations around housing for including lower income renters and those with disabilities.	Staff, Planning Commission, City Council	Ongoing
	Expand renter education tools such as the City's Rental Housing Resources and Information guide.	Staff	2026 Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.3D Promote homeownership opportunities in the city for low-, moderate-, and middle-income households, while recognizing and working to address historic inequities in access to ownership for communities of color.	Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025 as required by the state.	Staff, Planning Commission, City Council	Ongoing
	Periodically report increases and gaps in the homeownership building types to the public and ensure engagement opportunities with communities of color, lower income households, and others historically affected by disparate access to housing to get their input on current housing conditions and potential new strategies that may be needed to increase homeownership options for their households.	Staff, Planning Commission, City Council	Ongoing
	In addition to City contributions to SKHHP's sub-regional housing capital fund, a SKHHP membership requirement, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.	Staff, Planning Commission, City Council	Ongoing
	Explore how to continue evolving and expanding home-ownership programs within the City, especially communities that have historically faced disparate impacts to attaining homeownership.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.3E Continue to advocate for programs that require the insulation of housing units affected by aircraft noise through the Port of Seattle and Federal Aviation Administration Noise Remedy Program.	Coordinate with Port of Seattle to assure that the most recent information on Port insulation programs is available for residents of houses in noise-impacted areas.	Staff	Ongoing
	Work with the Port to ensure the interest of SeaTac citizens are adequately represented in the avigation easement language the Port requires in exchange for receiving a sound insulation "Port Package."(Avigation easement agreements allow planes to fly over properties)	Staff	Ongoing
	Track and to the extent possible, participate in, Port of Seattle-led and other efforts related to the update of the FAA's Part 150 Noise and Land Use Compatibility Study (a voluntary FAA program that sets guidelines for airport operators to document aircraft noise exposure, and to establish noise abatement and compatible land use program).	Staff, Planning Commission, City Council	Ongoing
	Seek further education and advocacy opportunities to increase community understanding of potential adverse impacts of living adjacent to airports, especially for SeaTac residents.	Staff, Planning Commission, City Council	Ongoing
	Seek further opportunities to participate in projects, such as the University of Washington's Healthy Air, Healthy Schools Study established in January 2020 to better understand the impact of ultrafine particles (UFP) on indoor air quality in communities surrounding the airport.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
GOAL 5.4 DIVERSE, AFFORDABLE HOUSING			
5.4A Identify, maintain, and enhance the existing affordable housing stock in SeaTac, with a focus on units available for very low-, low-, moderate-, and middle-income households.	See housing monitoring strategies in 5.4N through Q.	Staff	Ongoing
	Utilize the SKHHP Affordable Housing Dashboard and other tools to better understand and track SeaTac's supply of regulated and naturally occurring affordable housing units, and other tools as available.	Staff	Ongoing
	Explore how to better understand housing affordability for SeaTac residents, whose median income is approximately 68% of the King County median, and adjust housing strategies as needed to better support the creation of affordable options for the local community.	Staff, Planning Commission, City Council	Short-Term
	Work with SeaTac communities, non-profit and agency partners, and local property owners to identify programs and other strategies the City could undertake to maintain and enhance the current affordable housing stock, including units for moderate and lower income households.	Staff, Planning Commission, City Council	Short-Term
	Work to maintain existing affordable housing by continuing the City's Minor Home Repair Program and exploring the possibility of expanding it to include rental housing, or establishing a separate program for Minor Rental Repair Program.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4A Continued	Consider innovative efforts to maintain affordable housing such as: • Sponsoring a non-profit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds, or other resources. • Funding a program that matches home owners who have extra space and/or maintenance or supplemental income needs with appropriate renters. • Others as applicable.	Staff, Human Services Advisory Committee, City Council	Short-Term
	Work to create educational resources for homeowners such as: • Working with other agencies to prepare a brochure highlighting creative ways that home owners can reduce monthly housing costs and maintain their homes with low cost measures. • Publicize King County housing rehabilitation program available to low and moderate income residents. (See strategy 3.35B.) and other programs and resources available to support the maintenance and enhancement of affordable housing in the city.	Staff	Short-Term
	Complete parking code study including analysis of "right-size" parking for multifamily development to identify regulations that better support City housing goals including the attainment of housing targets and the provision of diverse, affordable units dispersed citywide.	Staff	Short-Term
	Complete recently funded fee study of the City's permit cost, including consideration of the possibility of reducing permitting fees for affordable housing projects.	Staff, Planning Commission, City Council	Ongoing, 2024-2025.

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4A Continued	Implement code amendment strategies identified in the Housing Action Plan (HAP) as appropriate including: • Exploring cost effectiveness of creating preapproved plans for Accessory Dwelling Units. • Updating condominium code (Chapters 15.510 and 14.22 SMC) to provide clarity of regulations for easier application. • Clarifying code requirements for live-work units to encourage innovate housing option, opportunities for small business owners, and to understand the potential utility of live-work arrangements as anti-displacement tools.	Staff, Planning Commission, City Council	Short-Term
	Update incentive code (Chapter 15.425 SMC) to better support the City's housing goals and community needs including consideration of: • Developing incentives to include larger (3-4 bedroom) units in new apartment developments to support family-sized rental housing units for multi-generational and extended family households.	Staff, Planning Commission, City Council	Short-Term
	Engage with SeaTac's multiple utility providers to understand and potentially advocate for reduced sewer and other utility fees for affordable housing projects.	Staff, Planning Commission, City Council	Short-Term
5.4B Use City land use and construction-related codes to encourage development and adequate supply of affordable housing for all economic segments of the forecast population.	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

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4B Continued	Explore regulatory and process changes such as: • Updating and streamlining the PUD code. • Considering exemptions from part or all impact fees for housing projects that provide a minimum percentage of affordable units. • Streamlining the SEPA process for projects that include affordable housing, based upon consistency with adopted City policy and the City's programmatic EIS.	Planning Commission, City Council	Short-Term
5.4C Offer incentive programs for developers to preserve, replace, or build additional affordable housing units.	Update incentive code (Chapter 15.425 SMC) to better support the City's housing goals and community needs.	Staff, Planning Commission, City Council	Short-Term
	Maintain density incentives for developers who make a proportion of their development affordable to lower income households.	Planning Commission, City Council	Ongoing
	Revise the Zoning Code to provide incentives for developing residential properties to the maximum densities allowed by the zone. Incentives may include: • Reduced infrastructure requirements • Building placement specifications to ensure further land division in the future	Planning Commission, City Council	Short-Term
	Assess and implement regulatory and Implement other incentives such as: • Reduced parking and/or landscaping requirements • Expedited permitting • Exploring ways to create inclusionary zoning tools in all portions of the City.	Staff, Planning Commission, City Council	Short-Term
	Complete update of the City's Multi-Family Tax Exemption program, and establish a regular maintenance and update timeline such as a two-year update period.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4C Continued	Continue partnering with housing providers, particularly in regard to incentive code updates and actions that City can take to attract affordable and market rate rental housing.	Staff, Planning Commission, City Council	Ongoing
	Consider expanding the City's Multi-Family Tax Exemption program to extend beyond the Urban Center to better align with and supported centers and complete neighborhoods growth strategies.	Staff, Planning Commission, City Council	Short-Term
5.4D Encourage equitable dispersal of affordable housing throughout the City, by exploring methods such as inclusionary zoning and incentives for private development.	Monitor housing development and production by building type, affordability, and geographic location to implement City's complete neighborhood goals for ensuring diverse, affordable housing in close proximity to all residents across the city.	Staff, Planning Commission, City Council	Ongoing
	Consider setting affordable housing goals for each geographic area.	Staff, Planning Commission, City Council	Short-Term
	Utilize the City's Equity Index and other tools to assess gaps in equitable access to opportunities in neighborhoods citywide.	Staff, Planning Commission, City Council	Ongoing
	Implement strategy appropriate to each area, such as: • Requiring affordable units in market rate development. • Allowing accessory housing units. • Supporting first time home buyer programs. • Implementing inclusionary zoning incentive program or other incentive programs.	Planning Commission, City Council	Short-Term
	Develop policies and employ best practices, where appropriate, related to the acquisition and disposition of properties that support affordable housing on surplus sites.	Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
Policy 5.4E Align with the countywide effort to prioritize the development of housing that is affordable to households less than or equal to 30 percent area median income (extremely low income) by identifying opportunities such as increasing available funding, adopting supportive policies and land use regulations and collaborating with adjacent jurisdictions and local organizations.	See strategies for 5.4G.		
5.4F Support the development and preservation of long-term affordable, including income-restricted housing options, particularly those within walking distance to transit.	See strategies for 5.4G.		
5.4G Support the prioritization of local and regional resources for the preservation and development of income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs including in areas within walking distance to high-capacity and frequent transit.	Identify and get community feedback on strategies to encourage deeply affordable housing that meets the City's growth vision and community housing needs and implement as appropriate, including: • Identifying and removing potential regulatory barriers such as unclear or overly - onerous development standardsIdentifying and removing potential process obstacles such as conditional use requirements, lack of clear and accessible information on process, permit fees, impact fees, utility connection fees, processing times, and SEPA environmental review issues • Incentivizing deeply affordable housing through City programmatic, regulatory, infrastructure development or funding tools, and/or partnering with non-profit or religious organizations, and other methods.	Staff, Planning Commission, City Council	Ongoing, Short Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4G Continued	Update the City's emergency and permanent supportive housing ordinance to better support special needs populations and ensure alignment with new statutory requirements adopted since the state codified HB 1220.	Staff, Planning Commission, City Council	Short-Term
	In addition to City contributions to SKHHP's sub-regional housing capital fund, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.	Staff, Planning Commission, City Council	Short-Term
	Continue exploring possible changes to the City's approach to project and program budgeting to better support community wellbeing.	Staff, Planning Commission, City Council	Short-Term
	Work to more regularly engage with King County Housing Authority (KCHA), which owns and operates four housing complexes within the Urban Center, around housing and quality of life needs of inhouseholds with extremely low incomes and populations with special needs in SeaTac.	Staff	Short-Term
	Work with state and regional partners to learn more about and promote funding opportunities for deeply affordable housing.	Staff, Planning Commission, City Council	Short-Term
5.4H In areas near high-capacity transit, use a range of strategies to reduce displacement risk and strive for no net loss of affordable housing units.	Explore Options to require at least one for one replacement of affordable housing units and encourage relocation assistance programs.	Planning Commission, Staff	Short-Term
	See strategies for 5.4G.		

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4I Continually review and look for opportunities to provide flexibility in the application of Ensure that City codes and development regulations to ensure they do not create barriers to affordable housing.	Regularly conduct a thorough reviews of all relevant City codes and regulations and revise where they are found to create unnecessary barriers.	Staff, Planning Commission, City Council	Ongoing
5.4J ExpandMaintain the Multifamily Tax Credit program to SeaTac's Transit Communities and explore opportunities to further expand the program beyond the Urban Center.	Update the current Multi-Family Tax Exemption (MFTE) program by the end of 2024, to ensure it is maintained past its sunset date, and consider changes that better align program outputs with housing needs and income levels of SeaTac residents.	Staff, Planning Commission, City Council	Short-Term
COLLABORATION AND PARTNERSHIPS			
5.4K Cooperate with the private sector, non-profit agencies, and public entities in the planning and development, and funding of affordable housing in SeaTac.	Meet with existing non-profit housing developers to discuss the feasibility of non-profit housing development in SeaTac. Encourage its development by explaining SeaTac's procedures and working with them to find appropriate sites.	Staff	Short-Term
	Work with regional and other partners to better understand the extent of homelessness in SeaTac; and advise on strategies to address the needs of homeless populations.	Staff	Ongoing
	Continue membership with and funding to support South King County Housing and Homelessness Partners (SKHHP) and SKHHP's Housing Capital Fund.	Staff, Planning Commission, City Council	Ongoing
	Continue partnering with housing providers, particularly in regard to incentive code updates and actions that City can take to attract affordable and market rate rental housing.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4L Support and encourage legislation at the County, State, and federal level, as well as the regional pooling of resources, to promote SeaTac's affordable housing goals.	Work with other local and regional governments, agencies, and non-profit housing developers to consolidate support for appropriate legislative or resource allocation actions.	Staff, City Council	Ongoing
5.4M Collaborate with other jurisdictions and develop public-private partnerships to develop a coordinated effort in addressing the affordable housing needs in the region.	See implementation strategies in 5.4K and 5.4L.		
DATA GATHERING AND MONITORING HOUSING GOALS			
5.4N Periodically evaluate the effectiveness of housing policies and strategies to meet housing needs of current and future residents and identify opportunities to address potential shortcomings through the use of policy or regulatory changes, public investment, incentives, public investment, or other methods.	Establish a program to regularly monitor housing development and assess progress toward growth targets, housing needs, City-specific goals that promote the creation of diverse, affordable housing citywide, and compliance with state and King County reporting requirements..	Staff	Short-Term
	Ensure monitoring of the city's affordable housing supply and conditions, especially for moderate- and lower- income households, to assess progress toward achieving gaps in identified housing needs (including assessments provided within Housing & Human Services Background Report).	Staff	Ongoing
	Utilize findings from the regular monitoring of the city's housing supply, and other data and resources (such as SeaTac Equity Index, SKHHP Affordable Housing Dashboard, others) to identify new and updated housing policies and strategies to address potential housing gaps. Engage with affected communities before finalizing any interventions.	Staff, Planning Commission, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.4O Work with populations and communities most disproportionately impacted by housing cost burden, to develop, implement, and monitor strategies to achieve the city's housing goals, and prioritize addressing the needs and implementing the solutions identified by this group.	Work with city residents, including lower income households, BIPOC and renter populations, community service organizations and others, to monitor the housing supply and better understand attainable strategies and effective supports to alleviate housing costs.	Staff, Planning Commission, City Council	Ongoing, Short-Term
5.4P Explore options and methods to identify and track naturally occurring affordable housing for the purpose of long-term preservation, particularly in the Urban Center and near high-capacity transit stations where redevelopment pressure is anticipated.	Continue to support the maintenance and availability of SKHHP's Affordable Housing Dashboard to help track naturally occurring affordable housing and use data from that tool and others to inform the creation of preservation strategies appropriate for within and outside of the Urban Center.	Staff, Planning Commission, City Council	Ongoing
5.4Q Work with King County and other organizations to monitor progress toward meeting the City's housing growth targets and addressing resident's housing needs, and use the resulting reports to guide ongoing and future efforts to continue meeting those goals.	Establish a program to monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines and track progress toward growth targets, housing needs, and City-specific goals that promote the creation of diverse, affordable housing within centers and complete neighborhoods citywide.	Staff, Planning Commission, City Council	Short-Term
	Ensure compliance with state (GMA) and King County Countywide Planning Policies (CPPs) housing reporting requirements as required yearly, and five years after the 2024 major periodic update, and otherwise as required by law.	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
GOAL 5.5 SPECIAL NEEDS AND SUPPORTIVE HOUSING			
5.5A Support and plan for assisted housing opportunities using available federal, State, regional and County and local resources	Ensure city code complies with state and King County guidance on permanent supportive and emergency housing.	Staff	Ongoing
	Explore opportunities to conduct learning sessions for City staff and the greater community around special needs populations and their housing needs.	Staff, Planning Commission, City Council	Short-Term
	Determine numbers and needs of Special Needs Populations (such as people with physical and developmental disabilities, frail elderly, and people living with AIDS).	Staff, Human Services Advisory Committee	Short-Term
	Assess regional, State, and federal resources for meeting existing and future needs.	Staff, Human Services Advisory Committee, City Council	Short-Term
5.5B Encourage the equitable distribution of special needs housing throughout the City, through inclusionary zoning and incentives for private development.	Ensure that residential zoning codes conform to state and federal requirements that residential structures occupied by persons with disabilities or handicaps be treated no differently than similar residential structures occupied by families or other unrelated individuals. (See RCW 36.70A.410).	Planning Commission, Human Services Advisory Committee, City Council	Ongoing
5.5C Support the development of emergency, transitional, and permanent supportive housing that include services for people with special needs, such people fleeing domestic violence or natural disasters, those experiencing homelessness, or households experiencing displacement.	Update the City's emergency and permanent supportive housing ordinance to better support special needs populations and ensure alignment with new statutory requirements adopted since the state codified HB 1220.	Staff, Planning Commission, City Council	Ongoing
	Continue providing and supporting the City's various rental assistance and support programs and services, and explore opportunities to refine those programs to better support special needs populations..	Staff, Planning Commission, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.5C Continued	Work with regional and local partners, including SKHHP and Community Based Organizations (CBOs), to increase community understanding of special needs populations and services and identify strategies that can better support those individuals over time.	Staff, Planning Commission, City Council	Ongoing
5.5D Continue to work with and contribute to the South King County Housing and Homelessness Partners (SKHHP) to work towards addressing housing affordability and stability within the region.	Continue membership with and funding to support South King County Housing and Homelessness Partners (SKHHP) and SKHHP's Housing Capital Fund.	Staff, Planning Commission, City Council	Ongoing
5.6 MANUFACTURED HOME PARKS			
Goal 5.6 Support the continued maintenance of SeaTac's existing manufactured home parks as a source of affordable housing and promote the housing security of its residents.	Undertake City-initiated rezones that support the maintenance of existing manufactured home parks by reclassifying parcels containing manufactured home park developments, that are not part of a state-run closure process, to a land use designation and zone that supports the creation and preservation of manufactured home parks.	Staff, City Council	Short-Term
5.6A Encourage cooperation between the State, County, City, and other groups concerned with manufactured home issues to increase opportunities for tenant ownership of manufactured home parks.	Explore opportunities to conduct learning sessions for City staff and the greater community around the preservation of manufactured home park housing and tenant ownership with groups concerned with manufactured home issues.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
5.6B Encourage essential safety upgrades for older mobile manufactured homes	Work to obtain CDBG funds to assist with essential safety upgrades to older manufactured homes that are not up to code.	Human Services Advisory Committee, City Staff	Short-Term
	Continue to Include manufactured homes in the City's Minor Home Repair program.	Staff	Ongoing
5.6C Where owners meet low income guidelines, utilize City resources to upgrade existing manufactured homes to meet minimum building standards	Ensure minimum standards for existing manufactured home parks in the Zoning Code (e.g., internal streets, street lights, etc.).	City Council, Planning Commission	Ongoing
	Include manufactured home parks in neighborhood planning efforts.	Planning Commission	Ongoing
5.6D Assist with identifying relocation options for manufactured home park tenants forced to move due to manufactured home park closure	To the extent possible, support tenants in understanding the state-run closure process for manufactured home process, and resources that are available to them through that process, and through other programs (as available).	Staff, Planning Commission, City Council	Ongoing
5.6E Ensure that sufficient relocation plans are in place prior to the closure of any mobile manufactured home park.	See implementation strategy for Policy 5.6D.		
GOALS 5.7, 5.8, AND 5.9 ADDRESS THE PROVISION OF HUMAN SERVICES The Human Services section's policies focus on providing human services to populations in need. The community's most pressing human service needs are addressed through grants from the City of SeaTac to human service provider agencies. As part of this annual process, the policies are reviewed to reflect how the City wishes to implement its human services program. Therefore, no specific implementation strategies are included here.			