

HOUSING AND HUMAN SERVICES ELEMENT

CHAPTER

3

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INTRODUCTION

The Housing and Human Services Element seeks to strengthen and sustain a place where children, families, and individuals can thrive, neighbors care for each other, and residents partake in a just and thriving community for all. This Element addresses housing 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 protect existing single-family neighborhoods. It also establishes the policy context for Human Services programs and actions that serve community members with varying needs. While the goals and policies of this element apply citywide, they emphasize concentrating opportunities in the Urban Center and station areas, where transportation options can reduce transportation costs for lower income households.

This Element is coordinated with the Land Use, Transportation, Economic Vitality, and Parks, Recreation, and Open Space Elements to ensure a consistent approach to providing access to the above resources. Additional housing goals and policies can be found in the City Center Plan.

Access to resources

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

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

"Human services" are defined as those services that address the following needs of SeaTac residents:

- Basic human needs, including the need for food, clothing, shelter, and primary health care.
- Social support, especially in times of personal and family crisis. Social support services include counseling, outreach, peer support, employment and training programs, child day care programs, and preventive education.
- Treatment for illnesses or disabling conditions such as physical illness, mental illness, and substance abuse.
- Help in gaining access to available, appropriate services including transportation and information and referral programs.

Guiding Principles

The following principles guide this Element:

- Every person is valuable, and meeting basic human needs for all is essential. People must not be devalued for being in need, nor 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.

See Framework Policy 1.1A regarding community engagement and public participation



MAJOR CONDITIONS

SeaTac's major housing and human services conditions include:

- Property values in the vicinity of the light rail stations will likely rise in anticipation of or as a result of new development. This will make it challenging to provide and maintain affordable housing in proximity to the stations.
- SeaTac is now a “minority majority” city, meaning that more than half of the population is made up of racial and ethnic minorities, many of whom are new immigrants with social service needs.
- Although SeaTac's housing sales and rent prices are among the most affordable in the region, households with very low incomes (less than 30% of the area median income) have difficulty finding housing.
- SeaTac residents, as well as residents of other south King County cities, are at a higher risk for chronic diseases, poor health, and lower life expectancies compared to the rest of the county.
- 58% of renters pay more than 30% of household income for housing; 35% of homeowners pay more than 30% of household income for housing (2010 Census).
- There are three mobile home parks with about 540 mobile homes in SeaTac. Mobile homes offer an affordable housing option preferred by some residents, but they are vulnerable to park closure by the property owner.

SeaTac's Demographics

SeaTac continues to become increasingly ethnically diverse. SeaTac's population is 61% persons of color, with 31% born in another country (King County analysis of 2010 US Census/2005-2009 American Community Survey data). More than 70 languages are spoken in SeaTac's schools. Poverty rates are also higher in SeaTac than in King County as a whole, with the median household income 9% less than the countywide median. Offering services that are geared to meet the needs of this diverse population and to create opportunity for people of all ages, abilities, and backgrounds is important.

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.

Access to Human Services

GOAL 3.1

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.

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

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.

Policy 3.1A

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 3.1B

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

Policy 3.1C

Actively inform residents of and increase access to available services.

Policy 3.1D

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

GOAL 3.2

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

Policy 3.2A

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

Policy 3.2B

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

Policy 3.2C

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

GOAL 3.3

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.

Policy 3.3A

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 3.3B

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

Policy 3.3C

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

Policy 3.3D

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

Policy 3.3E

Assist community organizations in their human services planning and provision.

City government expresses a community's values. To implement Framework Policy 1.1A (promote meaningful community engagement) and determine human services needs and priorities, the City should provide ample opportunity for public input through its Human Services Advisory Committee and other forums such as needs assessments, neighborhood events, surveys, and public meetings.



See Land Use policies 2.1B and 2.1E.



See Capital Facilities Goal 5.1 and 5.3 regarding capacity and concurrency.



See Utilities Goal 6.1 regarding adequate utilities provision.

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



See the Land Use Element’s Healthy, Equitable, and Connected Communities section for policies that support physical and social stability.



See the Land Use Element’s airport noise contours Map 2.3.

Variety of Housing Types

GOAL 3.4

Increase housing options in ways that complement and enhance nearby residential and commercial uses.

Policy 3.4A

Encourage development of residential areas and lots with adequate existing utilities and transportation systems.

SeaTac’s neighborhoods have opportunities for infill development. Development of these lots is fiscally responsible and efficient since the utilities and infrastructure are already in place and available.

Policy 3.4B

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

Neighborhood Preservation

GOAL 3.5

Strengthen SeaTac’s existing residential neighborhoods and foster a high degree of pride in residency or ownership.

Policy 3.5A

Use City programs to support physical 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 3.5B

Support 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 a neighborhood’s property values and the health of residents.

Policy 3.5C

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.

Housing Affordability

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

The City recognizes that the following may affect housing affordability:

- Household income;
- Sufficiency of supply vs. 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.

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



See the Land Use Element's Healthy, Equitable, and Connected Communities for transit communities policies and Map 2.1 for station areas.

GOAL 3.6

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

Policy 3.6A

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

Policy 3.6B

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.

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

Transit communities are generally considered the land within a half mile walking distance from the three light rail stations serving SeaTac. In some cases this land may extend beyond the Subarea boundaries. Developing transit communities implements the Council-endorsed Growing Transit Communities Compact.

SeaTac's Transit Communities are the areas within a half mile of the light rail stations. It is the City's policy to focus population and employment growth in these areas.

Policy 3.6C

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

Policy 3.6D

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

Policy 3.6E

In transit communities, ensure no net loss of affordable housing units.

Policy 3.6F

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 3.6G

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

Development regulations contribute to housing costs. 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 3.6H

Encourage equitable dispersal of affordable housing throughout the City.

Innovative tools, such as 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 3.6I

Expand the Multifamily Tax Credit program to SeaTac's Transit Communities.

The Multifamily Tax Credit currently only applies to the S. 154th Street station area and the area around the SeaTac/Airport Station.

Policy 3.6J

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.

Special Needs Housing

GOAL 3.7

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

Policy 3.7A

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

Policy 3.7B

Encourage the equitable distribution of special needs housing throughout the City.

Mobile Home Park Maintenance

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

GOAL 3.8

Support the maintenance of SeaTac's existing mobile home parks as a source of affordable housing.

Policy 3.8A

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

Policy 3.8B

Encourage essential safety upgrades for older mobile homes.

Policy 3.8C

Where owners meet low income guidelines, utilize City resources to upgrade existing mobile 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 mobile home parks, existing mobile home parks were permitted under King County and are subject to the regulations in place at that time. Enforcement of these standards is difficult because they are inconsistent with current standards.

"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.

Mobile Home Relocation

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 3.9

Minimize the impacts of mobile home relocation on low and moderate income residents.

Policy 3.9A

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

Policy 3.9B

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



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	TIME LINE
<p>GOALS 3.1, 3.2, AND 3.3 ADDRESS THE PROVISION OF HUMAN SERVICES</p> <p>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.</p>			
<p>3.4 INCREASE HOUSING VARIETY</p>			
<p>3.4A Encourage development in residential areas with adequate public services.</p>	<p>Consider reducing the minimum single family lot size with appropriate adjustments in the Fire Code and building safety requirements.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>
	<p>Facilitate investment in existing neighborhoods with vacant or under-utilized land through infill development incentives. Techniques to be considered include:</p> <ul style="list-style-type: none"> • 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]. 	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>
	<p>Review City’s Building Code to remove unnecessary obstacles, if any, to building infill single and multifamily housing.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
3.4B Promote a variety of housing types.	Develop incentives to include larger (3-4 bedroom) units in new apartment developments.	Staff, Planning Commission, City Council	Short-Term
	Develop incentives to promote the use of the High Density Single Family Special District Overlay in single family zones within ½ mile of a high capacity transit station.	Staff, Planning Commission, City Council	Short-Term
	Develop criteria for microhousing within close proximity to a high capacity transit station.	Staff Planning Commission	Short-Term
3.5 STRENGTHEN EXISTING NEIGHBORHOODS			
3.5A Support the physical and social stability of established residential neighborhoods.	Invest in older neighborhoods. Use local CIP funds, grants, and other funding sources to provide needed capital improvements, such as sidewalks, street trees, and pocket parks.	City Council	Ongoing
	Monitor eligibility of neighborhoods for CDBG and other neighborhood reinforcement money.	Human Services Advisory Committee Staff	Ongoing
	Support the formation and maintenance of community groups and neighborhood, apartment, and condo associations.	Staff	Ongoing
	Support development and maintenance of Block Watch activities.	City Council, Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>3.5B Support programs that repair and maintain existing housing.</p>	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 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
<p>3.5C Advocate for programs that require insulation of housing impacted by aircraft noise.</p>	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 aviation easement language.	Staff	Short-Term
3.6 INCREASE HOUSING OPPORTUNITIES FOR ALL			
<p>3.6A Identify, maintain and enhance existing affordable housing stock.</p>	Publicize King County housing rehabilitation program available to low and moderate income residents. (See strategy 3.5B.)	Staff, Human Services Advisory Committee	Ongoing
	In coordination with King County staff, monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the City’s need for affordable housing for very low income households, and maintaining the City’s share of housing for low and moderate income households. (See Countywide Planning Policy H-17.)	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
3.6A Continued	Review and amend, a minimum of every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need. (See Countywide Planning Policy H-18.)	Staff, City Council, Human Services Advisory Committee	Ongoing
	Consider sponsoring a non-profit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds.	Staff, Human Services Advisory Committee, City Council	Short-Term
	Consider funding a program that matches home owners who have extra space and/or maintenance or supplemental income needs with appropriate renters.	Staff, Human Services Advisory Committee, City Council	Short-Term
	Work 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.	Staff	Short-Term
	Identify subsidized and low cost nonsubsidized housing that may be lost to redevelopment, deterioration, or public actions. <ul style="list-style-type: none"> • Research sources of existing housing assistance or relocation funds available to low income residents and assist in obtaining these funds when subsidized and low cost nonsubsidized housing is lost due to redevelopment. 	Staff	Short-Term
	Continue to use existing Human Services funds to assist low income residents with maintenance and repair projects to maintain the City's existing stock of affordable housing.	Staff	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>3.6B Use land use policies and construction-related codes to encourage development and adequate supply of affordable housing.</p>	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: <ul style="list-style-type: none"> • Reduced infrastructure requirements • Building placement specifications to ensure further land division in the future 	Planning Commission, City Council	Short-Term
	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
	Update and streamline the PUD code.	Planning Commission, City Council	Short-Term
	Consider exemptions from part or all impact fees for housing projects that provide a minimum percentage of affordable units.	Planning Commission, City Council	Short-Term
	Streamline the SEPA process for projects that include affordable housing, based upon consistency with adopted City policy and the City’s programmatic EIS.	Staff	Short-Term
	<p>3.6C Offer incentive programs for developers to preserve, replace, or build affordable housing.</p>	(See Policy 3.6I)	Planning Commission, City Council
Implement other incentives such as: <ul style="list-style-type: none"> • Reduced parking and/or landscaping requirements • Expedited permitting 		Staff	

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>3.6D Cooperate with public/private/non-profit agencies in the development of affordable housing in SeaTac.</p>	<p>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.</p>	<p>Staff</p>	<p>Short-Term</p>
	<p>Work with the Committee to End Homelessness and King County to assess the extent of homelessness in SeaTac; and advise on strategies to address the needs of homeless populations.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>3.6E In transit communities, ensure no net loss of affordable housing units.</p>	<p>Explore Options to require at least one for one replacement of affordable housing units and encourage relocation assistance programs.</p>	<p>Planning Commission, Staff</p>	<p>Short-Term</p>
<p>3.6F 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.</p>	<p>Explore options for contributing local funds as a portion of regional public sector investment in a TOD property acquisition fund.</p>	<p>City Council, Staff</p>	<p>Short-Term</p>
<p>3.6G Ensure that City codes and development regulations do not create barriers to affordable housing.</p>	<p>Conduct a thorough review of all relevant City codes and regulations and revise where they are found to create unnecessary barriers.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>
<p>3.6H Encourage equitable dispersal of affordable housing throughout the City.</p>	<p>Inventory affordable housing locations.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>
	<p>Set affordable housing goals for each geographic area.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
3.6H Continued	Implement strategy appropriate to each area, such as: <ul style="list-style-type: none"> • Requiring affordable units in market rate development. • Allowing accessory housing units. • Supporting first time home buyer 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
3.6I Expand the multifamily tax credit program to transit communities.	Prioritize areas for program expansion.	Planning Commission, City Council	Short-Term
3.6J Support and encourage legislation at the County, State, and federal level, as well as the regional pooling of resources, that 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.	City Council, Staff	Ongoing
3.7 ENCOURAGE A VARIETY OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS POPULATIONS			
3.7A Support and plan for assisted housing opportunities using federal, State, and County resources.	Determine numbers and needs of Special Needs Populations (such as people with physical and developmental disabilities, frail elderly, and people living with AIDS).	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

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
3.7B Encourage equitable distribution of special needs housing.	Identify areas where there are insufficient services directed to the needs of Special Populations.	Staff, Human Services Advisory Committee, City Council	Short-Term
	Assess ways the City can support programs that address these needs (marketing/referral or possibly direct funding).	Staff, Human Services Advisory Committee, City Council	Short-Term
	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
3.8 MAINTAIN MOBILE HOME PARKS			
3.8A Increase opportunities for tenant ownership of mobile home parks through cooperation with the State, County, and other groups.	Coordinate with other groups concerned with mobile home issues (e.g., mobile home park associations and the South King County Housing Forum) to increase opportunities for tenant ownership.	Staff	Ongoing
3.8B Encourage essential safety upgrades to older mobile homes.	Work to obtain CDBG funds to assist with essential safety upgrades to older mobile homes that are not up to code.	Human Services Advisory Committee, City Staff	Short-Term
	Continue to Include mobile homes in the City's Minor Home Repair program.	Staff	Ongoing
3.8C Encourage existing mobile home parks to meet minimum standards.	Adopt minimum standards for existing mobile home parks in the Zoning Code (e.g., internal streets, street lights, etc.).	City Council, Planning Commission	Short-Term
	Include mobile home parks in neighborhood planning efforts.	Planning Commission	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
3.9 MINIMIZE IMPACTS OF MOBILE HOME RELOCATION			
<p>3.9A Work on creating location options for mobile home park tenants forced to move due to mobile home park closure.</p>	<p>Work with King County to find alternative sites for tenants forced to move.</p>	<p>Staff</p>	<p>Short-Term</p>
<p>3.9B Ensure that sufficient relocation plans are in place prior to the closure of a mobile home park.</p>	<p>To the extent permitted by law, maintain the Zoning Code provision that clearly notes the requirement that a tenant relocation plan be in place for any mobile home park proposing to close.</p>	<p>Planning Commission, City Council</p>	<p>Ongoing</p>
	<p>To the extent permitted by law, maintain specific requirements for tenant relocation plans. Inventory tenants and include specific mobile home relocation or other housing options for each tenant in relocation plans.</p>	<p>Planning Commission, City Council</p>	<p>Ongoing</p>