

# SeaTac Housing Code Audit Matrix #1

## PSRC HIP Housing Tool Audit

**Purpose:** This matrix assesses the number of housing tools that are currently available in SeaTac by comparing them to those recommended within the Puget Sound Regional Council’s Housing Innovation Program (HIP). PSRC’s HIP Housing Tools Matrix was created to promote housing options and affordability in local communities. This assessment of housing tools will assist in the development of Housing Action Plan strategies to increase housing options in the city.

- This evaluation shows that SeaTac utilizes over 25 of PSRC’s 49 HIP Housing Tools.

HIP Housing Tools: black text Housing Tools Currently Available in SeaTac: Yellow highlighted text	Comments
<b>Development Types</b>	
Accessory dwelling units (ADU)	
Cluster development*	Possible, but only through Planned Unit Development (PUD) or Development Agreement
Cottage housing*	
Infill development	
Master planned communities	
Mixed use development	
Mobile/manufactured homes	
Multifamily development	
Planned unit development (PUD)	
Preservation & rehabilitation	
Small lot single family development	
Townhomes	
Zero lot line development	
<b>Other Regulatory Tools</b>	
<b>Design guidelines</b>	
Flexible single family development regulations	
Form based zoning*	*Integrated within some parts of the code.
Inclusionary zoning	
Lot size averaging	
Minimum densities	
No maximum densities	
Performance zoning	*Integrated within some parts of the code.
Regulatory streamlining	
SEPA categorical exemptions	
Short plats	
Transit oriented development (TOD) overlays	
Transfer of development rights (TDR) for aff hsg	
Upzones & rezones	
<b>Incentives</b>	
<b>Density bonuses</b>	
Fee waivers or reductions	
Incentive zoning	
Multifamily tax exemption (MFTE)	
Parking reductions	
Permitting priority	
Planned action EIS	
<b>Other Financial Tools</b>	
Commercial linkage fees	
Credit enhancement	
Local housing fund	
Public land for affordable housing	
<b>Project-Level Tools</b>	
Affordability covenants*	*Only one section of the code that requires this, within the high density single family overlay zone.
<b>Development agreements</b>	
<b>Renter/Homeowner Assistance</b>	
Displacement resources	
Direct Household Assistance	
Foreclosure resources	
<b>Partnerships</b>	
Nonprofit partnerships	
Interjurisdictional cooperation	
<b>Education &amp; Outreach</b>	
<b>Community outreach plans</b>	
Educating permitting officials	
NIMBY, strategies to address	
<b>Strategic marketing</b>	

## SeaTac Housing Code Audit Matrix #2

### SeaTac Development Code Audit

**Purpose:** This matrix identifies potential barriers to building housing within SeaTac’s current development codes and practices. The identification of these potential barriers will assist in the development of Housing Action Plan strategies to increase housing in SeaTac.

<b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)	
<b>Housing Types</b>	
<b>HIGHER DENSITY</b>	
Multi-Family	<p><b>Density Calculation</b></p> <ul style="list-style-type: none"> <li>- Clarify difference between minimum lot size and density calculation measurement</li> </ul> <p><b>Pedestrian/Vehicle Access &amp; Circulation</b></p> <ul style="list-style-type: none"> <li>- Explore reciprocal access easements for adjacent developments</li> <li>- For new development and redevelopment sites, consider requiring direct parcel access to public streets</li> </ul> <p><b>Parking (min/max &amp; location, design)</b></p> <ul style="list-style-type: none"> <li>- Consider reducing minimum stall size for some portion of parking requirements (currently compact stalls are not allowed)</li> <li>- Re-examine the required minimum parking requirements which are currently allocated based on number of bedrooms per unit</li> <li>- Re-examine drive aisle minimum width of 24’</li> <li>- Re-examine existing shared parking provisions and potential to strengthen them as a means of reducing parking requirements</li> </ul> <p><b>Recreation Space</b></p> <ul style="list-style-type: none"> <li>- Consider changes that could reduce recreation space requirements, including outside of station area/overlay districts</li> <li>- Consider changing definition and/or design requirements for open space</li> <li>- Re-examine existing provisions regarding in-lieu fees especially in regards to a potential City fund for parks &amp; recreation space</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>- Explore options for alternative landscape buffer widths</li> <li>- Consider changes to Parking lot – Type IV landscaping requirements</li> </ul> <p><b>Departures</b></p> <ul style="list-style-type: none"> <li>- Consider granting more flexibility in landscape chapter</li> </ul>

	<b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)
	<b>Incentives</b> <ul style="list-style-type: none"> <li>- Explore expanding incentives, including by encouraging 3 bedroom units</li> </ul>
Mixed Use Multi-Family	<b>Ground Floor Commercial Requirements</b> <ul style="list-style-type: none"> <li>- Consider tying ground floor retail forward uses to density bonus</li> </ul> <b>UH-UCR/Residential High Mixed Use Zone</b> <ul style="list-style-type: none"> <li>- Consider changes that would require residential uses as components of all projects in the UH-UCR zone</li> </ul>
<b>MODERATE DENSITY</b>	
Triplex/Fourplex	<b>Landscaping</b> <ul style="list-style-type: none"> <li>- Re-examine landscaping requirements, especially the buffer for non-compatible uses</li> </ul>
Townhouse	<b>Townhouse Zone</b> <ul style="list-style-type: none"> <li>- Consider expanding the type of residential uses allowed in this zone such as small apartments and stand-alone duplexes (Or, perhaps eliminate T zone &amp; replace with UM)</li> </ul> <b>Townhouse Requirements</b> <ul style="list-style-type: none"> <li>- Explore reduction of minimum lot size/development site and open space requirements and other changes that would increase townhouse development</li> </ul>
Duplex	<b>Duplex Requirements</b> <ul style="list-style-type: none"> <li>- Consider allowing duplexes as stand-alone uses and not only when part of townhouse project in the Townhouse and UM zones.</li> <li>- Explore how other cities allow duplexes in Residential Low zones, for example at intersections, as buffers to higher intensity zones, etc.</li> </ul>
<b>LOWER DENSITY</b>	
Small Lot Single Family	<ul style="list-style-type: none"> <li>- Update regulations to allow more flexibility, especially the departure limit to only one</li> <li>- look at parking requirement in the back (possibly tandem garages, or allow clustered parking)</li> <li>- Explore whether requirement for ½ story walk up is needed/appropriate</li> <li>- Consider adding a provision regarding zero-lot line development</li> </ul>
Accessory Dwelling Units	<b>ADU Requirements</b> <ul style="list-style-type: none"> <li>- Consider changes to design standards and other requirements.</li> <li>- Explore Tiny Home as ADU</li> <li>- Consider increasing ADU size to 1,000 sf</li> <li>- Look at how appropriate regional trends might be for SeaTac owner occupancy, metering separately, parking</li> <li>- Consider pre-approved plan sets from the City</li> </ul>

	<p><b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)</p> <ul style="list-style-type: none"> <li>- Consider reducing required front and rear setbacks if not attached to parking structure</li> </ul>
Detached single family	<ul style="list-style-type: none"> <li>- Look at definition of “Family” especially in terms of state requirements</li> <li>- Consider reduction to parking requirement (from 2 to 1 space)</li> <li>- Consider mini-storage – for overflow storage – with design standards</li> <li>- Consider adopting impervious coverage maximum, removing private drive/access easement area for the purposes of building lot coverage calculations, and increasing the building lot coverage allowance 10-20% (45-55%)</li> </ul>
Mobile/Manufactured Homes	
Short Plats & Subdivisions?	<p><b>Minimum Lot Size</b></p> <ul style="list-style-type: none"> <li>- UL 7200: Consider decrease min. lot size to 5,000, or changing and moving to min. densities</li> </ul>
<b>Current Code Requirements</b>	
<b>OVERLAY DISTRICTS &amp; ZONES</b>	
<b>Div III</b>	
15.300 City Center	
15.305 S 154 <sup>th</sup> SA	
15.310 Angle Lake SA	
15.315 Overlay Zones	<p><b>High Density Single Family Overlay Zone Requirements</b></p> <ul style="list-style-type: none"> <li>- Review all requirements including consideration of revisions to the low income housing requirement and other criteria to better encourage the use of this overlay zone</li> </ul>
<b>DIVISION IV STANDARDS</b>	
Dimensional Standards Charts	<p><b>Potential Density Increases</b></p> <ul style="list-style-type: none"> <li>- Explore increasing minimum densities for zones within Overlay Districts and elsewhere, especially within the UM and UH zones</li> </ul>

	<p><b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)</p>
- Min/Max Densities	- Consider allowing upzones within the large lot residential low zones once utility infrastructure available (i.e. sewer)
Parking Standards	
	<p><b>Residential Parking Requirements</b> - Consider revisions to requirements within station area overlay districts and elsewhere.</p>
Landscaping Standards	<ul style="list-style-type: none"> <li>- Consider changes to the landscaping code that would be more supportive of and complimentary to higher density and mixed use residential development types</li> <li>- Consider options for alternative landscape buffer widths</li> <li>- Consider changes to surface parking landscaping</li> <li>- Consider % of lot rather than landscape buffers</li> <li>- Consider removing/reducing the noncompatible buffer requirement between residential developments of different densities, and certain commercial uses</li> </ul>
Departures	
	<p><b>Departures</b> - Create a clearer, more consistent approach to administrative zoning code departures throughout and consider changes to add flexibility to departure requirements when increased residential units provided</p>
Incentives	
	<p><b>Development Incentives</b> - Update the development incentive chapter of the zoning code and explore methods to incentivize the creation of three-bedroom multi-family units, especially when on ground floors of buildings, and other methods to incentivize a variety of different housing types.</p>
<b>DESIGN GUIDELINES</b>	
<b>Division V. Design Standards</b>	
15.500 Small Lot SF Design Stds	

	<b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)
15.505 Townhouse & Duplex Design Stds	
15.510 Multi-Family Housing Design Stds	
15.515 Special Stds for RBX, CB-C, UH-UCR & O/CM	
Mixed Use Development Design Stds	-Explore updating or completely repealing this section and move more detailed standards into Multi-Family chapter.
<b>Div IV - Residential Standards</b>	
Accessory Development Units	
<b>OTHER</b>	
	<ul style="list-style-type: none"> <li>- <b>ADUS:</b> Examine ADUs/small lot single family /other development cottage housing on private access easement/drives</li> <li>- <b>SEPA Exemption Threshold:</b> Explore expanding SEPA flexible exemption threshold for MF projects to 60 unit maximum (and parking associated, but not standalone parking uses - currently exemption is at 20 units). SMC 16A.23.060.</li> <li>- <b>Tiny homes:</b> Explore if/where/how to allow tiny homes</li> <li>- <b>Minimum lot size in UL zones:</b> Consider reducing minimum lot sizes/create more 5,000 sf zone. (Explore possibilities regarding reducing lot widths.)</li> <li>- <b>Minimum lot width in UL zones:</b> If we are reducing lot size, should lot width also <b>Road standards:</b> Explore innovative designs that reduce ROW width (e.g. woonerf).</li> </ul>

	<p><b>Potential Barriers</b> (Development Codes, Engineering/Fire/Police, Incentives, Permitting, Fees, etc.)</p>
	<ul style="list-style-type: none"> <li>- <b>Parking Lots, Driveways:</b> Consider reducing the amount of pavement required in parking lots and driveways for MF developments.</li> <li>- <b>PUD, Binding Site Plan:</b> Analyze the PUD and Binding Site Plan requirements and consider revising or replacing them</li> <li>- <b>Height limits:</b> Explore increasing height limits in UM, UH, NB, OCM, OCMU</li> <li>- <b>Neighborhood Compatibility:</b> Consider reducing requirements for MF adjacent to UM zone. Also, examine the setbacks and screening and consider basing it on structure height/mass as opposed to zone. For example, a 3-story MF building in UH adjacent to UM.</li> <li>- <b>Preliminary Site Plan Review:</b> Consider revising when SPR (site plan review) is required and/or creating a Type I SPR for smaller projects so they don't have to go through noticing requirements (this is mainly an issue for projects that don't trigger SEPA in the overlay districts).</li> <li>-</li> </ul>
<p><b>PERMITS/FEES</b></p>	
	<p><b>COSTS OF APPLICATIONS</b></p> <ul style="list-style-type: none"> <li>- <b>Rezone Applications:</b> Consider reducing or waiving Rezone Application fee for parcels with land use designation that allows for potential zone</li> </ul>

### SeaTac Housing Policy Audit Matrix

**Purpose:** This tool is provided to help assess the progress and potential of housing-related policies and actions. All policies for Goals 3.4-3.6 in the Comprehensive Plan are included, as well as relevant goals from chapters 1 and 2 of the Comprehensive Plan for reference. Programs described in the "Existing Programs" section of the Housing and Human Services Background Report are included on a separate table at the end of the document (pp HHS-BR-24 - 28).

Color Key

Light blue highlight indicates policies <u>likely</u> relevant to the Housing Action Plan.	Darker blue highlight indicates policies deemed <u>very likely</u> to be relevant.
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## COMPREHENSIVE PLAN GOALS AND POLICIES

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<b>RELATED GOALS AND POLICIES</b>				
<b>CH. 2 LAND USE ELEMENT</b>				
<b>GROWTH MANAGEMENT</b>				
<b>GOAL 2.1</b> Focus growth to achieve a balanced mix and arrangement of land uses that support economic vitality, community health and equity, and transit access				
<b>GOAL 2.2</b> Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.				
<b>GOAL 2.3</b> Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.				



PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<p><b>Policy 2.1A</b> Implement the City Center, South 154<sup>th</sup> St Station Area, and Angle Lake District Station Area Plans to focus the majority of SeaTac’s commercial and residential growth and redevelopment into three distinct complete communities within SeaTac’s designated Urban Center.</p>	<ul style="list-style-type: none"> <li>Implement the subarea plans’ action plans. Prioritize projects, track progress, and reevaluate prioritization over time.</li> <li>Prioritize infrastructure investments that would serve growth in the Urban Center.</li> </ul>			<p><b>Implementing city center &amp; station area plans as growth centers &amp; complete communities:</b>  <b>City Center Plan:</b>                      – Phase 1 Plan update completed                      – Infrastructure Projects Underway:                      ---Airport Station Area Pedestrian Improvement Project  <b>S 154<sup>th</sup> St Station Area Plan:</b>                      – City land-banked property sold and private developer currently constructing 600+ mixed use multi-family (market &amp; affordable units)                      – Infrastructure Projects Underway:                      ---S 152<sup>nd</sup> St &amp; Military Rd S Improvement Project  <b>Angle Lake District Station Area Plan:</b>                      – Infrastructure Projects Underway:                      ---S 200<sup>th</sup> St Corridor Study                      ---Engaging with Sound Transit regarding disposition of TOD sites adjacent to station  <b>Other Projects:</b>                      ---International Blvd Safety Corridor Study                      ---Extension of MFTE from S 154<sup>th</sup> station area to all of urban center</p>
<p><b>Policy 2.1A-1</b> Review and potentially amend the City Center Plan in the near future.</p>	<ul style="list-style-type: none"> <li>Complete review in 2019</li> </ul>			<p><b>Review City Center Plan:</b>                      – Review completed in 2019                      – Phase 1 plan update completed with Vision Report in 2020</p>
<p><b>3.4 INCREASE HOUSING VARIETY</b></p>				
<p><b>3.4A</b> 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><b>Consider adjusting minimum lot size and other infill development techniques</b>                      Recent code amendments to encourage residential development:                      – Reducing ground floor commercial requirements in residential mixed use buildings                      – Multi-family code update</p>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	Facilitate investment in existing neighborhoods with vacant or under-utilized land through infill development incentives. Techniques to be considered include: <ul style="list-style-type: none"> <li>• Streamlining administrative procedures for small or irregular sites.</li> <li>• Pre-approving sites meeting certain conditions.</li> <li>• Revising existing site design standards.</li> <li>• Providing technical assistance with short platting.</li> <li>• Reducing subdivision/site development standards such as road width and parking requirements [see also strategy 3.6B].</li> </ul>	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	Short-Term	<b>Review building code to remove obstacles</b> <ul style="list-style-type: none"> <li>- Identification of potential issues underway</li> </ul>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<p><b>3.4B</b> Promote a variety of housing types.</p>	<p>Develop incentives to include larger (3-4 bedroom) units in new apartment developments.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>	<p><b>Incentives to Build 3-4 Bedroom Units in Apartments</b> – Addressed in Angle Lake station area plan <b>Incentives to Promote Utilization of High Density SF Overlay District</b> – Not yet addressed <b>Develop Criteria for Microhousing Adjacent to Transit</b> – Not yet addressed</p>
	<p>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.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>	
	<p>Develop criteria for microhousing within close proximity to a high capacity transit station.</p>	<p>Staff Planning Commission</p>	<p>Short-Term</p>	
<p><b>3.5 STRENGTHEN EXISTING NEIGHBORHOODS</b></p>				
<p><b>3.5A</b> Support the physical and social stability of established residential neighborhoods.</p>	<p>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.</p>	<p>City Council</p>	<p>Ongoing</p>	<p><b>Invest in older neighborhoods</b> – Ongoing</p>
	<p>Monitor eligibility of neighborhoods for CDBG and other neighborhood reinforcement money.</p>	<p>Human Services Advisory Committee Staff</p>	<p>Ongoing</p>	<p><b>Monitor neighborhoods for grant eligibility</b> – Ongoing</p>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	Support the formation and maintenance of community groups and neighborhood, apartment, and condo associations.	Staff	Ongoing	<b>Support formation of community groups</b> <ul style="list-style-type: none"> <li>- City staff is currently working on a variety of more unified community engagement strategies</li> </ul>
	Support development and maintenance of Block Watch activities.	City Council, Staff	Ongoing	<b>Support Block Watch activities</b> <ul style="list-style-type: none"> <li>- Ongoing</li> </ul>
<b>3.5B</b> Support programs that repair and maintain existing housing.	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	<b>Promote local use of King County funding</b> <ul style="list-style-type: none"> <li>- Ongoing</li> </ul>
	Periodically survey housing conditions and promote housing rehabilitation in targeted areas or across the City as needed.	Staff	Ongoing	<b>Periodically survey housing conditions and rehab</b> <ul style="list-style-type: none"> <li>- Ongoing</li> </ul>
	Sponsor an annual neighborhood beautification event in conjunction with neighborhood groups.	Staff, City Council	Ongoing	<b>Sponsor neighborhood beautification projects</b> <ul style="list-style-type: none"> <li>- Public arts study underway considering these issues</li> </ul>
<b>3.5C</b> Advocate for programs that require insulation of housing impacted by aircraft noise.	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	<b>Coordinate with Port regarding noise impacted areas</b> <ul style="list-style-type: none"> <li>- Underway</li> </ul>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	Work with the Port to ensure the interest of SeaTac citizens are adequately represented in the navigation easement language.	Staff	Short-Term	<b>Work with Port on navigation easement language</b> – Further research on this issue needed
<b>3.6 INCREASE HOUSING OPPORTUNITIES FOR ALL</b>				
<b>3.6A</b>	Publicize King County housing rehabilitation program available to low and moderate income residents. (See strategy 3.5B.)	Staff, Human Services Advisory Committee	Ongoing	<b>Publicize King County housing rehabilitation program availability</b> – Ongoing
Identify, maintain and enhance existing affordable housing stock.	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	<b>Coordinate with King County staff on housing supply and affordability issues</b> – Ongoing – The City is coordinating and collaborating with King County staff on multiple housing issues related to the Buildable Lands/Urban Growth Capacity study, targets allocation process and King County Countywide Planning Policy update process

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<p><b>3.6A</b> Continued</p>	<p>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.)</p>	<p>Staff, City Council, Human Services Advisory Committee</p>	<p>Ongoing</p>	<p><b>Review and amend countywide and local planning policies</b></p> <ul style="list-style-type: none"> <li>- Review and potential updates underway with SeaTac planning process</li> <li>- See above for recent and on-going work with King County</li> </ul>
	<p>Consider sponsoring a non-profit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds.</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>	<p><b>Consider innovative pilot and other projects and efforts to promote affordable housing, housing funding and housing information</b></p> <ul style="list-style-type: none"> <li>- These items will be considered as part of the HAP project</li> </ul>
	<p>Consider funding a program that matches home owners who have extra space and/or maintenance or supplemental income needs with appropriate renters.</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>	
	<p>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.</p>	<p>Staff</p>	<p>Short-Term</p>	

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	<p>Identify subsidized and low cost nonsubsidized housing that may be lost to redevelopment, deterioration, or public actions.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	Staff	Short-Term	<p><b>Consider identification process for subsidized and low cost housing and financing</b></p> <ul style="list-style-type: none"> <li>These items will be considered as part of the HAP project</li> <li>SeaTac recently expanded its area of eligibility for MFTE to include the entire designated urban center</li> </ul>
	<p>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.</p>	Staff	Short-Term	<p><b>Continue to use Human Services funds to assist with maintenance and repair for low income residents</b></p> <ul style="list-style-type: none"> <li>Ongoing</li> </ul>
	<p>Maintain density incentives for developers who make a proportion of their development affordable to lower income households.</p>	<p>Planning Commission, City Council</p>	Ongoing	<p><b>Maintain density incentives for developments that include affordable units</b></p> <ul style="list-style-type: none"> <li>Ongoing</li> </ul>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<p><b>3.6B</b> Use land use policies and construction-related codes to encourage development and adequate supply of affordable housing.</p>	<p>Revise the Zoning Code to provide incentives for developing residential properties to the maximum densities allowed by the zone. Incentives may include:</p> <ul style="list-style-type: none"> <li>• Reduced infrastructure requirements</li> <li>• Building placement specifications to ensure further land division in the future</li> </ul>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>	<p><b>Revise Zoning Code to provide certain incentives</b> – Will consider as part of HAP project</p>
	<p>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.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>	<p><b>Work with Fire Department to streamline certain requirements</b> – Will consider as part of HAP project</p>
	<p>Update and streamline the PUD code.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>	<p><b>Update various codes and SEPA to increase housing options, especially affordable options</b> – Will consider as part of HAP project</p>
	<p>Consider exemptions from part or all impact fees for housing projects that provide a minimum</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>	



PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	percentage of affordable units.			
	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	
<b>3.6C</b> Offer incentive programs for developers to preserve, replace, or build affordable housing.	(See Policy 3.6I)	Planning Commission, City Council	Short-Term	
	Implement other incentives such as: <ul style="list-style-type: none"> <li>• Reduced parking and/or landscaping requirements</li> <li>• Expedited permitting</li> </ul>	Staff		<b>Update incentives</b> <ul style="list-style-type: none"> <li>– Will consider as part of HAP project</li> </ul>
<b>3.6D</b> Cooperate with public/private/non-profit agencies in the development of affordable housing in	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	<b>Meet with existing nonprofit developers</b> <ul style="list-style-type: none"> <li>– Will do so as part of HAP project</li> </ul>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
SeaTac.	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.	Staff	Ongoing	<b>Work with Committee to End Homelessness</b> – Not completed
<b>3.6E</b> In transit communities, ensure 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	<b>Explore innovative options to increase housing, especially affordable units</b> – Will consider as part of HAP project
<b>3.6F</b> 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.	Explore options for contributing local funds as a portion of regional public sector investment in a TOD property acquisition fund.	City Council, Staff	Short-Term	
<b>3.6G</b> Ensure that City codes and development regulations do not create barriers to affordable housing.	Conduct a thorough review of all relevant City codes and regulations and revise where they are found to create unnecessary barriers.	Planning Commission, City Council	Short-Term	
<b>3.6H</b> Encourage equitable	Inventory affordable housing locations.	Staff, Planning Commission, City Council	Short-Term	

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
dispersal of affordable housing throughout the City.	Set affordable housing goals for each geographic area.	Staff, Planning Commission, City Council	Short-Term	
<b>3.6H</b> Continued	Implement strategy appropriate to each area, such as: <ul style="list-style-type: none"> <li>• Requiring affordable units in market rate development.</li> <li>• Allowing accessory housing units.</li> <li>• Supporting first time home buyer programs.</li> </ul>	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	<b>Explore innovative options to increase housing, especially affordable units</b> <ul style="list-style-type: none"> <li>– Will consider as part of HAP project</li> </ul>
<b>3.6I</b> Expand the multifamily tax credit program to transit communities.	Prioritize areas for program expansion.	Planning Commission, City Council	Short-Term	<b>Expand MFTE</b> <ul style="list-style-type: none"> <li>– Completed</li> <li>– Extended to cover entire designated Urban Center</li> </ul>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<p><b>3.6J</b> 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.</p>	<p>Work with other local and regional governments, agencies, and non-profit housing developers to consolidate support for appropriate legislative or resource allocation actions.</p>	<p>City Council, Staff</p>	<p>Ongoing</p>	<p><b>Support legislation to promote SeaTac’s affordable housing goals</b> – Ongoing</p>
<p><b>3.7 ENCOURAGE A VARIETY OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS POPULATIONS</b></p>				
<p><b>3.7A</b> Support and plan for assisted housing opportunities using federal, State, and County resources.</p>	<p>Determine numbers and needs of Special Needs Populations (such as people with physical and developmental disabilities, frail elderly, and people living with AIDS).</p>	<p>Staff, Human Services Advisory Committee</p>	<p>Short-Term</p>	<p><b>Assess needs and funding resources to meet needs</b> – Will consider as part of HAP project</p>
	<p>Assess regional, State, and federal resources for meeting existing and future needs.</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>	
<p><b>3.7B</b> Encourage equitable distribution of special needs housing.</p>	<p>Identify areas where there are insufficient services directed to the needs of Special Populations.</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>	
	<p>Assess ways the City can support programs that address these needs (marketing/referral or possibly direct funding).</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>	

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
	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	<b>Ensure residential codes conform to state and federal requirements for individuals with disabilities or handicaps</b> – Ongoing
3.8 MAINTAIN MOBILE HOME PARKS				
<b>3.8A</b> 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	<b>Increase opportunities for tenant ownership of mobile home parks</b> – Not completed – Will consider mobile home parks and housing options as part of HAP project
<b>3.8B</b> 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	<b>Encourage safety upgrades to older mobile homes</b> – Additional research needed
	Continue to Include mobile homes in the City's Minor Home Repair program.	Staff	Ongoing	

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE	STATUS
<b>3.8C</b> 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	<b>Adopt minimum standards for existing mobile home parks</b> – Will consider as part of HAP project
	Include mobile home parks in neighborhood planning efforts.	Planning Commission	Ongoing	<b>Include mobile home parks in planning efforts</b> – Completed and ongoing
<b>3.9 MINIMIZE IMPACTS OF MOBILE HOME RELOCATION</b>				
<b>3.9A</b> Work on creating location options for mobile home park tenants forced to move due to mobile home park closure.	Work with King County to find alternative sites for tenants forced to move.	Staff	Short-Term	<b>Work with King County on alternative sites for tenants forced to move</b> – City made efforts to assist tenants during recent mobile home park closure
<b>3.9B</b> Ensure that sufficient relocation plans are in place prior to the closure of a mobile home park.	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.	Planning Commission, City Council	Ongoing	<b>Ensure sufficient relocation plans in place</b> – Currently considering amendments to be consistent with State law
	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.	Planning Commission, City Council	Ongoing	