

SeaTac Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 29,180 (OFM 2020) South King County Owners: 77.3% Renters: 22.7%		Land Zoned Residential*: 44% <small>(including mixed-use)</small> Single-Family Zoning: 28% Multifamily Zoning: 15% <small>(including mixed use)</small> <small>*Note: 34% of land in SeaTac = airport</small>		Median Estimated Rent: \$2,051 Median Rent Change (2018-19): 0% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>		Median Estimated Home Value: \$426,249 Median Home Value Change (2018-19): 8.9% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
People Experiencing Homelessness: Sheltered (Southwest KC): 880 people Unsheltered (Southwest KC): 1,084 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us In report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 59% of rental households are cost-burdened (2008-2010 ACS) • 12.4% persons are cost-burdened <small>Source: 2011 American Community Survey estimates</small>					
FUND SOURCE		ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> • Effectively allocate city general funds for services that address the full spectrum of community needs. 	<ul style="list-style-type: none"> • Create walkable, transit-oriented communities with range of transit, job, housing, & service choices for all incomes. • Achieve mix of housing types while maintaining healthy neighborhoods & guiding housing dev. in new areas. • Increase housing options that compliment enhance residential & commercial uses for all economic segments of the community, especially near transit. • Support the maintenance of existing mobile home parks as a source of AH. • Develop incentives to promote use of High Density SF Special District Overlay in SF zones near high capacity transit station. 	<ul style="list-style-type: none"> • Provide, for all community members human services that are culturally relevant, accessible, near transit & affordable. • Minimize impacts of mobile home relocation on low & moderate income residents. • Encourage a variety of housing opportunities for persons with special needs. 	<ul style="list-style-type: none"> • Encourage dev. in residential areas with adequate public services. • Offer incentive programs for developers to preserve, replace, or build AH. • Maintain density incentives for projects with units affordable to lower income households. • Implement incentives such as reduced parking/landscaping requirements. 	<ul style="list-style-type: none"> • Partner with funders, governments, educators, human service providers, media, police, criminal justice system, to meet human needs. 		
	<ul style="list-style-type: none"> • Imposition of sales & use tax for AH. Adopted HB 1406 State sales tax pass-through for affordable housing. 3.95.010. • MFTE in several resident target areas. 3.85. 	<ul style="list-style-type: none"> • One ADU/DADU permitted on single-family lots. DADUs up to 800 sq. ft. ADU/DADUS requires owner occupancy & paved off-street parking. 15.465.100. • High-density SF overlay for areas of higher density in small pockets of SF zones. 15.315.100. 10% required AH in projects. 15.315.100 B 6. • Mobile home park zone to provide for existing parks, potential relocation sites, & creation parks. 15.200.030 D. This zone will provide park areas for seniors. 15.465.600. • Several mixed use development zones. 15.200.020. • Urban low density zone to create SF housing with diversity & affordability. 15.200.030 A. Provides AH incentives. 15.425.300. 	<ul style="list-style-type: none"> • Occupancy exceptions to community residential facilities standards to accommodate needs of persons with disabilities. 15.465.200. • Required mobile home relocation standards. 15.465.600 H. 	<ul style="list-style-type: none"> • Density incentives for various income levels & special populations. See chart. 15.425.300. • Several MFH development incentives, such as density/height bonuses. See chart 15.510.800. • Senior housing height and density bonus available. 15.510.800. • Residential density incentives in permitted locations shall be 130% the base density of the site. 15.425.010. See Development Incentive Chart. 15.425.300. 	<ul style="list-style-type: none"> • AWC • SCA • Former member SKHHP 2016 pilot 		

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development