

# SeaTac Affordable Housing Snapshot

| Demographic Data  |   | Housing Costs  |   |   |   |   |  |
|---|---|--|---|---|---|---|--|
| <b>Population:</b> 29,180 <small>(OFM 2020)</small><br>Southwest King County<br><b>Owners:</b> 49.7%<br><b>Renters:</b> 50.3%   |   | <b>Land Zoned Residential:</b> 44% *<br><small>(including mixed-use)</small><br><b>Single-Family Zoning:</b> 28%<br><b>Multifamily Zoning:</b> 15%<br><small>*Note: 34% of SeaTac land is airport grounds</small>  |   | <b>Average Estimated Rent:</b> \$1,479<br><b>Average Rent Change (2019-20):</b> +5%<br><small>Source: Rent Cafe, Market Trends February 2020</small>  |   | <b>Median Estimated Home Value:</b> \$426,249<br><b>Median Home Value Change (2019-20):</b> +12%<br><small>Source: Zillow, calculated using ZHVI from 9/2019 and 8/2020</small> |  |
| <b>People Experiencing Homelessness:</b><br>Sheltered (Southwest King County): 802 people<br>Unsheltered (Southwest King County): 1,116 people<br><small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate 2018, 2020; AllHome Count Us In report</small>   |   | <b>Cost burdened</b> - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care.<br><ul style="list-style-type: none"> <li>• <b>12.6% of rental households</b> are cost-burdened</li> <li>• <b>34.6% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 ACS Housing Characteristics</small>  |   |   |   |   |  |
| <b>Equity and Affordability:</b> Equity and Affordability: A household in SeaTac must earn <b>\$59,160/year</b> or <b>\$28/hour</b> to afford the average market-rate rental.<br><b>2018 King County Median Household Income (Annual by race):</b> <b>Black/African American:</b> \$55,152   <b>Hispanic or Latino:</b> \$66,853   <b>Asian:</b> \$111,609   <b>White:</b> \$100,298<br><small>Source: King County Economic Indicators, MHI by Race</small> |   |  |   |   |   |   |  |
|   | FUND SOURCE   | ZONING & LAND USE  | SPECIAL POPULATION & INCLUSIVE HOUSING  | INCENTIVES & EXEMPTIONS   | PARTNERSHIPS & COLLABORATION  |   |  |
| COMMITMENTS   | <ul style="list-style-type: none"> <li>• Ensure AH using local public resources retains affordability.</li> <li>• Advocate for funding on all levels to expand home ownership programs by low &amp; moderate income families, and provide assistance.</li> </ul>                            | <ul style="list-style-type: none"> <li>• Allowing quality designed prefabricated housing &amp; ADUs within SF areas.</li> <li>• Facilitate MFH construction in areas near services &amp; facilities.</li> <li>• Encourage mix of residential &amp; commercial uses within Urban Center accessible transit &amp; range of housing opportunities.</li> <li>• Downtown Burien &amp; surrounding areas are designated for sufficient land area &amp; densities to meet needs for housing, employment, etc.</li> <li>• Zone sufficient &amp; buildable land, and allow mix of housing types to accommodate Burien's projected pop. growth over 20 years.</li> <li>• Ensure any rezoning results in an overall increase in residential capacity.</li> <li>• Promote economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.</li> </ul> | <ul style="list-style-type: none"> <li>• Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans.</li> <li>• Develop and preserve variety of housing options for citizens with special needs due to age, disability, or circumstance.</li> <li>• Encourage the dispersal of special needs and senior housing throughout Burien.</li> </ul>   | <ul style="list-style-type: none"> <li>• Encourage AH dev. through incentives including density bonuses.</li> <li>• Compile and promote housing and services information to assist low/moderate income families in finding adequate housing and to assist both non and for profit developers locate AH.</li> <li>• Evaluate and modify dev. standards &amp; regulations that unnecessarily add to housing costs.</li> <li>• Encourage redevelopment, development of underutilized &amp; vacant land.</li> </ul>                         | <ul style="list-style-type: none"> <li>• Coordinate AH analysis with KC Countywide Planning Policies.</li> <li>• Support and plan housing opportunities using federal, state, and county resources in coordination with local/regional agencies.</li> </ul> |   |  |
| POLICIES  | <ul style="list-style-type: none"> <li>• MFTE in residential target areas. <a href="#">19.45.030</a>.</li> <li>• As defined by RCW <a href="#">82.14.020</a>, 0.073% of Sales Use Tax will be used to acquire, construct, rehabilitate AH <a href="#">3.10.140</a>. Article III.</li> </ul> | <ul style="list-style-type: none"> <li>• Urban center is a residential target zone for new MFH and rehabilitation of existing vacant and underutilized buildings for MFH. <a href="#">19.45.020 C ii</a>.</li> <li>• Up to <b>two ADUs</b> allowed per single detached house, max of 1,000 sq ft. <b>One DADU</b> per single house, max of 800 sq. ft. Additional parking spaces per additional dwelling unit. <a href="#">19.17.070</a>.</li> <li>• Through <b>Affordable Housing Demonstration (AHDP) program</b>, facilitate (for trial period), AH construction in all residential zones. <a href="#">19.18</a>. See <a href="#">19.18.040</a> chart for eligible housing types. See <a href="#">19.18.050</a> for affordability req.</li> </ul>   | <ul style="list-style-type: none"> <li>• Several utility tax relief programs for low income households. <a href="#">3.12.180</a> and <a href="#">3.12.210</a>.</li> <li>• Several height bonuses and parking reductions for community res. facilities, nursing homes in certain zones. See <a href="#">zone chart</a>.</li> <li>• Height &amp; density bonus, and parking reductions for MFH and senior assisted living. 1.8 spaces per unit. 19.15.010.3. See <a href="#">zone chart</a>.</li> <li>• In lieu parking fee. <a href="#">19.20.030</a></li> </ul> | <ul style="list-style-type: none"> <li>• ADHP's projects granted 2-yr property tax exemption in residential target areas when 20% of units are affordable.</li> <li>• ADHP parking is determined with submittal of a parking demand study. <a href="#">19.20.030</a>.</li> <li>• <b>MFTE</b> available for <b>MUR</b> project if project provides at least 1 complete public benefit feature from Table <b>19.15.025 2)</b> Units are for elderly 3) Project meets min. req. for 12-yr exemption. <a href="#">19.45.030</a>.</li> </ul> | <ul style="list-style-type: none"> <li>• SKHHP</li> <li>• SCA</li> <li>• AWC</li> <li>• King County Consortium</li> </ul>   |   |  |

|       |  |
|-------|--|
| 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                   |

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