

HOUSING

PURPOSE

The Housing Element describes how Tukwila's housing needs will be satisfied through 2022.

Projected housing needs were determined by a joint committee of cities and the County, as required by state law. These needs were refined through the Vision Tukwila, Tukwila Tomorrow processes and the City Council Residential Revitalization program. Tukwila's overall objective: identify ways to distribute regional housing demand within the Urban Growth Area. To achieve this, two assumptions and three goals were established:

ASSUMPTIONS:

- Assumption that the City has already planned to accommodate its fair share of regional housing through 2022
- Assumption that the City has already achieved its fair share of affordable housing through 2022

GOALS:

- An improved housing stock in support of enhanced neighborhood quality
- A full range of opportunities for housing for persons in all stages of life
- Improved neighborhood quality by reducing the transient nature of neighborhoods

This element focuses on a detailed analysis of housing needs.

ISSUES

In developing the policies to meet these goals, the following overall 20-year housing and household growth was forecast for Tukwila outside the Tukwila Urban Center:

- There will be a moderate growth in the number of households.

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- Of this future housing growth, an equal amount will be in the Tukwila Urban Center and single-family neighborhoods.
- Low- and moderate-income households will account for a small percentage of the growth.

Overall Supply and Demand

Tukwila's existing housing stock consists of about 7,700 units, primarily single-family dwellings and multi-unit apartment buildings; there are few duplex, triplex, or fourplex units. This Plan provides for approximately 3,200 new units, which is the target allocated to Tukwila in the King County Countywide Planning Policies (KCC December, 2003). A little more than one-half of Tukwila's housing is over 40 years old, and ten percent is less than 10 years old. A housing conditions survey that randomly sampled 18 percent of all Tukwila's single-family homes rated 18 percent of the survey homes as “deferring needed maintenance”, and two percent as “deteriorated” or “dilapidated.”

Housing Affordability

Tukwila is among the most affordable housing areas in the region, offering possibly the best housing value in King County. It is one of very few cities where the supply of low- and moderate-income housing units is greater than the number of low- and moderate-income households.

GOALS AND POLICIES

These housing goals are Tukwila’s approach to meeting the challenge of revitalizing residential neighborhoods while maintaining affordable housing and meeting the needs of low-income and special households.

Goal 3.1

Continue to provide the City’s fair share of regional housing.

Policies

3.1.1 Provide sufficient zoned housing potential to accommodate future single- and multi-family households.

3.1.2 Establish 6.7 dwelling units per acre (6,500-square-foot lots) as a maximum for single-family neighborhoods.

- 3.1.3 *Provide zoning capacity within the Tukwila Urban Center for housing units. (Figure 23 on page 113)*

Goal 3.2

Continue to provide the City's fair share of affordable housing.

Policies

- 3.2.1 *Support the regional fair-share funding of needed affordable housing and the equitable distribution of these units.*
- 3.2.2 *Reinforce Tukwila's block grant assistance program through coordination either of assistance with continued affordable unit pricing, or of repayment upon sale with proceeds applied to an affordable housing assistance fund.*
- 3.2.3 *Periodically review low-income housing requirements to evaluate City compliance with regional standards and to ensure that the City's affordable housing responsibilities are being satisfied.*
- 3.2.4 *Continue providing Tukwila's fair share of future regional low- and moderate-income housing.*
- 3.2.5 *Avoid concentrating publicly subsidized low-income housing in any one large complex or neighborhood by designing programs that locate and blend the households into the community.*
- 3.2.6 *Develop public and private partnerships in providing low- and moderate-income housing.*
- 3.2.7 *Encourage a full range of housing opportunities for all population segments by actions including, but not limited to, revising the Tukwila development codes as appropriate to provide a range of housing types.*

IMPLEMENTATION STRATEGIES

- Allow an accessory dwelling unit in single family zones on lots with a minimum 7,200 square feet, integrated into the primary structure size, not exceeding 33 percent of the square footage in the primary residence, or 1,000 square feet, whichever is less, with an owner occupant on site, and

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satisfying various appearance and performance criteria related to impacts on adjacent properties

- Mixed-use developments with residences above the street level in specified areas
- Allow limited demonstration projects such as clustered or cottage housing

3.2.8 *Provide sufficient land for housing of all types, including government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities, subject to conditions which appropriately mitigate the various impacts which such housing potentially creates.*

3.2.9 *Work with the owners and managers of Tukwila’s existing permanent or long-term low-income housing to maximize its desirability.*

IMPLEMENTATION STRATEGY

- Crime-free multi-family housing program.

3.2.10 *Review housing regulations and programs regularly to ensure that housing opportunities for all income levels are available. Include in regulatory evaluation the range of housing choices, the densities, and include in the program review the need for public and private financing to produce housing for various households by income.*

Goal 3.3

An improved housing stock in support of enhanced neighborhood quality.

Policies

3.3.1 *Support residential weatherization and rehabilitation programs with advice from City staff.*

3.3.2 *Support the maintenance, weatherization, rehabilitation, and long-term preservation of existing housing for citizens of low and moderate income.*

IMPLEMENTATION STRATEGIES

- Publicly assisted housing repair program

- Streamline codes to allow maintenance and upgrades with a minimum of permits and regulations
- Residential street programs

3.3.3 *Continue to improve rental housing.*

IMPLEMENTATION STRATEGIES

- Enforce the International Property Maintenance Code
- Rehabilitation and weatherization programs for rental units

3.3.4 *Ensure that residential neighborhood infill and redevelopment is not hampered because of inadequate water, sewer, storm water management, and streets.*

IMPLEMENTATION STRATEGIES

- Sewer policy and plan that prioritizes replacing septic tanks with sewers without creating undue financial hardship.
- Water policy and plan that ensures adequate water quality, pressure and quantity is provided without forcing residents out of their housing.
- Stormwater water policy that places high priority on solving existing residential areas problems.
- Residential street program.

Goal 3.4

A full range of housing for persons in all stages of life.

Policies

3.4.1 *Develop housing design standards for special populations that reflect the different demands generated for their different types of housing, such as increased inside-recreation needs.*

3.4.2 *Assist in providing residents of the community with the human services and transportation they need in order to avail themselves of housing opportunities.*

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Goal 3.5

Improved neighborhood quality by reducing the transient nature of neighborhoods.

Policy

3.5.1 *Increase long-term residency in the City.*

IMPLEMENTATION STRATEGIES

- Neighborhood focal points
- Public spaces
- Design guidelines
- Crime-free multi-family housing program