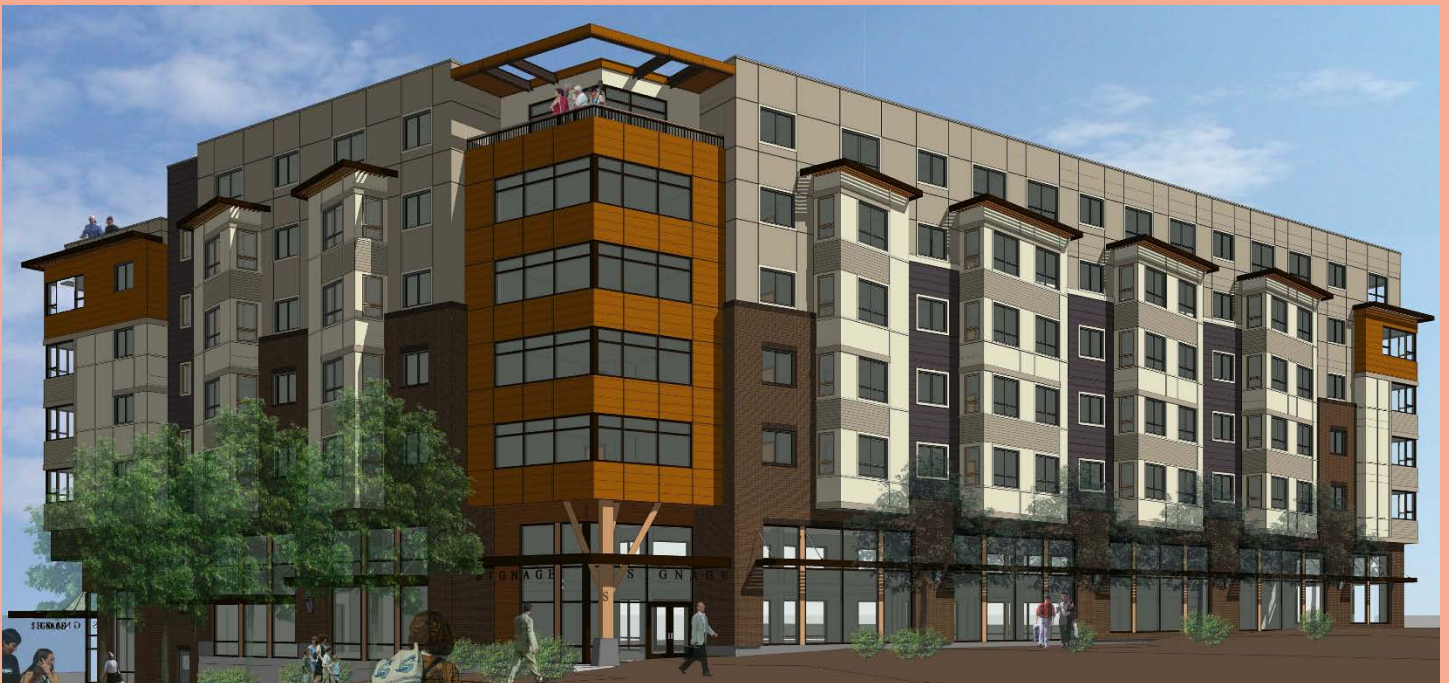




**HOUSING  
BACKGROUND REPORT**  
Housing Element  
Comprehensive Plan  
Update  
April 2015



**City of Tukwila**

**HOUSING BACKGROUND REPORT**

**Comprehensive Plan Update**

**April 2015**

**Contents**

- I Introduction .....4
- II Description Of Key Issues.....5
  - Housing Condition .....5
  - Housing Affordability .....5
  - Length of Residency.....6
- III Planning context .....6
  - Growth Management Act Requirements .....6
  - Regional and Local Planning Requirements.....7
    - Puget Sound Regional Council – VISION 2040 .....7
    - Countywide Planning Policies .....7
    - Area Plans on Aging .....8
    - City of Tukwila Strategic Plan 2012 – The city of opportunity, the community of choice.....8
    - Tukwila’s Implementation Efforts Since 2004 .....9
    - Tukwila Community Input – Community Conversations .....11
- IV Housing Inventory .....12
  - Housing Development .....12
  - Housing Characteristics .....14
    - Structure Type .....14
    - Tenure.....16
    - Household Size .....17
  - Housing Condition .....19
    - Age of the Housing Stock.....19
    - Mobile/Manufactured Homes.....20

Size of the Housing Stock.....	21
Public Programs for Housing Improvement .....	24
Renter occupied housing .....	25
Housing Cost .....	26
Renter-Occupied Housing .....	26
Vacancy Rates .....	27
Owner-Occupied Housing – Absorption Rates .....	28
Foreclosure Rate.....	28
Subsidized Housing .....	30
V Housing Needs Analysis.....	31
Housing Capacity .....	31
Housing Affordability.....	32
Special Needs.....	36
Seniors .....	37
Homelessness in Tukwila .....	37
Group Quarters.....	38
Family-Sized Housing.....	39
Housing Projections .....	39
VI. Conclusion .....	40
Figure 1: New Detached Single Family Homes, 2004-2013 .....	14
Figure 2: Comparison of Housing Units by Type, Nearby Cities .....	16
Figure 3: Housing Units by Year Built .....	20
Figure 4: Comparison of Number of Bedrooms in Housing Stock .....	21
Figure 5: Single Family Home Square Footage, 2000-2013 .....	22
Figure 6: Single Family Home Size Trends .....	22
Figure 7: U.S Single Family Home Size Trends .....	23
Figure 8: Comparison of Overcrowded Housing.....	23
Figure 9: Rental Units by Structure Type.....	26
Figure 10: Average Apartment Rents .....	27
Figure 11: Rental Vacancy Rate .....	27

Figure 12: Average Home Value Trends .....	28
Figure 13: Home Foreclosure Rates.....	30
Figure 14: Gross Rent as a Percentage of Household Income .....	36
Table 1: Tukwila Platting History, 2004-2013 .....	12
Table 2: Housing Development History, 2004-2013 .....	13
Table 3: Housing Units by Type .....	15
Table 4: Housing Occupancy Trends.....	17
Table 5: Tenure By Housing Type .....	17
Table 6: Comparison of Home Ownership Rates.....	17
Table 7: Household Type by Household Size .....	18
Table 8: Length of Residency .....	19
Table 9: Housing Problems Overview .....	24
Table 10: Homeowners Serviced by Minor Home Repair Program .....	25
Table 11: Mortgage Status of Housing Units .....	28
Table 12: Comparison of Section 8 Vouchers.....	31
Table 13: Housing Capacity by Zoning District, as of 1/1/2014 .....	32
Table 14: Affordable Housing Units.....	33
Table 15: Comparison of Median Home Value and Median Income.....	34
Table 16: Employment Status and Income Assistance .....	34
Table 17: Families and People Below the Poverty Level .....	35
Table 18: Percentage of Housing Cost Burdened Renters.....	36
Table 19: Homeless Students in the Tukwila School District, 2009-2014.....	38
Table 20: Group Quarters .....	39
Table 21: Historic Growth, Capacity, and Growth Targets for New Households.....	40

## I INTRODUCTION

The City of Tukwila's 2014 Housing Element Background Report assesses the City's past housing efforts, analyzes current and future trends, and explores opportunities to preserve existing and develop new housing for all residents. This background report examines the success of the City in meeting its housing goals. These goals were originally formulated and recommended to the City by the Tukwila Tomorrow committee, and established in the 1995 Comprehensive Plan. The 1995 goals were reviewed and amended in 2004 during the last Comprehensive Plan update. This report also provides data analysis that will inform new or amended goals and policies regarding housing development in Tukwila over the next twenty years. Finally, this Background Report establishes a quantifiable and reproducible baseline from which to evaluate the City's future success at meeting its obligation to the region's housing needs.

Tukwila's obligations toward regional housing are described in the King County Countywide Planning Policies (amended December 2012) and the statewide Growth Management Act (GMA) Housing Goal. The GMA's housing goal includes to: 1) Encourage the availability of affordable housing to all economic segments of the population of this state; 2) Promote a variety of residential densities and housing types; 3) Encourage preservation of existing neighborhoods.

The State, County, and City goals and policies address quantitative and qualitative aspects of housing. Quantitatively, the City must provide the regulatory capacity for 4,800 housing units to be built between 2006 and 2031. In 2012, Countywide Planning Policies eliminated the requirement for each City to have a specific number of affordable units, recognizing that housing markets don't follow jurisdictional boundaries and that all jurisdictions need to meet the housing needs of all economic and demographic groups. However, the need to plan for and promote a range of affordable, accessible, and healthy housing choices remains.

Qualitatively, the Tukwila Comprehensive Plan is guided by four main objectives:

1. To improve and sustain residential neighborhood quality and livability,
2. To redevelop and reinvigorate Tukwila International Boulevard,
3. To redevelop and reinvigorate the industrial uses along East Marginal Way,
4. To develop a thriving Urban Center as a true regional concentration of employment, housing, shopping, and recreational opportunities.

The City's 2012 Strategic Plan includes five goals that describe Tukwila's desired future, including two that relate directly to housing. Goal one is "a community of inviting neighborhoods and vibrant business districts" and goal two, "a solid foundation for all Tukwila residents," which includes as an objective, "Encourage maintenance, improvements, and diversity in the City's housing stock".

This report is the City's second assessment of success at implementing its 20 year goals and policies. The background work for the Comprehensive Plan update done in 2004 used primarily 2000 Census data. The 2010 U.S. Census data provides information on this decade of change. This census information along with information from the King County

Assessor's database, the City's Geographic Information System (GIS), Tukwila permit data and other sources<sup>1</sup> are used to update and compare the changes that have occurred relative to the City's goals since the Plan's update in December 2004. Additionally, in 2014 members of the Tukwila community described their housing desires and needs through Community Conversations, public meetings, and surveys. Information from these outreach activities is summarized in this report.

## II DESCRIPTION OF KEY ISSUES

### Housing Condition

Tukwila's housing stock is assessed by using various measures that determine its condition, including age, size, and overall maintenance. Data analysis allows for housing conditions to be updated and comparisons made over time. The intent is to see if policies and public investments need to be directed toward specific neighborhoods. Policies are proposed to help ensure the condition and quality of the housing stock is safe and livable.

Most existing single-family homes in Tukwila were constructed before 1970 and the majority of multifamily homes were constructed during the 1960's, 1970's, and 1980's. The City's aging housing stock typically requires more money for maintenance, which can be difficult for residents who are already burdened by other economic stressors.

Compared to King County, Tukwila has a greater percentage of family households occupied by five or more people, yet the City's housing stock is primarily composed of 1- and 2-bedroom units. Overcrowding conditions affect the wear and tear on a home, property, and neighborhood, and increase health and safety concerns for those living in the units. Condition is also linked to affordability. Naturally occurring affordable housing, housing with market prices that meet affordability metrics without policies or accompanying subsidies, is often tied to deteriorating and substandard housing conditions, smaller home size, and older housing stock.

### Housing Affordability

Housing expenditures in excess of 30 percent of household income is considered "excessive" and viewed as an indicator of a housing affordability problem. This definition of affordability was established under the United States National Housing Act of 1937. While Tukwila continues to have affordable units for those at 50-80% of area median income (AMI), more and more households are struggling to meet their housing costs. Community poverty has tripled in Tukwila over the past ten years as evidenced in Census figures and Tukwila School District demographics, see Appendix A for more information. Almost half of City residents are burdened by housing costs, paying more than 30% of their income for housing. In particular, households who make 30% or less than the AMI face the greatest struggle to find affordable housing.

Over the past 20 years Tukwila has supported the creation of new, quality affordable housing for renters and home owners through its partnership with Seattle Housing Action Group (SHAG) at Tukwila Village, by reducing the minimum lot size in the single family zone, allowing accessory dwelling units, and increasing allowed density for

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<sup>1</sup> Data sources vary in their results. Census data and census tracts, USPS mailing addresses and city boundaries all produce slightly different results. Tukwila has completed one annexation since the original comprehensive plan was adopted in 1994. Data sources are noted and percentages are used rather than raw numbers when applicable to describe trends.

senior housing developments. The King County Housing Authority operates subsidized rental properties in Tukwila as well as offering portable Section 8 vouchers.

The majority of Tukwila's affordable housing is naturally occurring, meaning that factors such as location and age of the home result in below market rate prices. Future efforts to address the lack of affordable housing for residents earning less than 30% AMI, including redevelopment of existing housing and the development of new housing in the Urban Center, will most likely require subsidized housing through partnerships with non-profit housing groups and other housing stakeholders. Relying on market forces to provide affordable housing for very-low income residents may not provide an adequate quantity or quality of housing.

### Length of Residency

People in Tukwila have been mobile over the past decade. Short-term residency is not unique to Tukwila; however, it may be more strongly felt given the relatively small size of the City's residential population, and the relatively large renter population compared with other cities. Many residents choose to live in Tukwila for its convenient location and access to services and amenities. This is underscored by the City's central location in the Puget Sound region, as the approximate midpoint between Seattle and Tacoma, proximity to major interstate highways, and proximity to SeaTac International Airport. The challenge seems to be preserving this access while buffering the neighborhoods from traffic and commercial encroachment and enhancing desirable community qualities.

## III PLANNING CONTEXT

The 1990 Growth Management Act (GMA) guides planning for growth and development in the state. Per the GMA, local governments in fast growing and densely populated counties are required to develop and adopt comprehensive plans. The GMA further requires coordination among local governments, and includes provisions for regional growth plans and multi-county (MPPs) and countywide planning policies (CPPs) (RCW 36.70A.210). These regional planning efforts inform Tukwila's Comprehensive Plan. Countywide plans and regional agencies implement these requirements and provide a regional strategy and policy framework for addressing anticipated population and growth. Tukwila is required to work within the regional and county framework to prepare and implement its own comprehensive plan. Additionally, planning for housing is guided by the priorities of Tukwila's Strategic Plan (2012). The following sections describe these intergovernmental requirements and relationships.

### Growth Management Act Requirements

A housing element is one of the required elements of a comprehensive plan. It is required to contain, at a minimum, the following features per RCW 36.70a.070:

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- Identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities;

- Adequate provisions for existing and projected housing needs of all economic segments of the community.

## Regional and Local Planning Requirements

### **Puget Sound Regional Council – VISION 2040**

VISION 2040, the regional growth, economic, and transportation strategy and accompanying multi-county policies were prepared by the Puget Sound Regional Council and adopted in 2008. Based on Washington’s GMA, VISION 2040 and its multi-county policies are integrated strategies and policies to guide development, environmental planning, and provision of transportation and services in the central Puget Sound region. VISION 2040 emphasizes sustainability and restoring the natural environment as the region accommodates 1.7 million additional people and 1.2 million additional jobs by 2040, primarily into communities with regional growth centers, in order to reduce growth in rural areas and on the urban fringe.

VISION 2040 provides specific guidance for the distribution of population and employment growth into “regional geographies”, places defined by population and employment numbers. The largest share of growth is distributed to metropolitan and core cities that have designated regional growth centers, including Tukwila’s Southcenter Urban Center and Tukwila Manufacturing/Industrial Center. Centers are, or are becoming, hubs for regional transportation, high capacity transit, public services and amenities. This development pattern is meant to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure.

VISION 2040 addresses housing. Part of the overarching housing goal of VISION 2040 is to have the region “preserve, improve and expand its housing stock to provide a range of affordable, healthy, and safe housing choice to every resident.” VISION 2040 looks to local governments to stimulate their local housing development activity through regulations and stresses that it is a local government’s responsibility to encourage housing diversity and promote affordable housing.

VISION 2040 provides multi-county housing policies to address housing diversity, affordability, jobs-housing balance, concentrating housing in centers, and best housing practices. Local jurisdictions are encouraged to adopt best practices and innovative techniques to provide affordable, healthy, and safe housing for their residents and the region.

### **Countywide Planning Policies**

King County’s Countywide Planning Policies (CPPs) support VISION 2040’s regional growth strategy and provide policy direction at the county and jurisdiction level with appropriate specificity and detail needed to guide consistent and implementable local comprehensive plans and regulations.

The CPPs address growth management issues in King County, and provide further guidance for coordinating local planning efforts within the county. In addition to the topics discussed under multicounty planning policies, countywide planning efforts also include an analysis of fiscal impacts and include a review and evaluation program. As part of this process, King County works with cities to evaluate future land needs, including regular review of development trends and assumptions.



The CPPs provide a countywide vision and serve as a framework for each jurisdiction in developing and updating its own comprehensive plan, which must be consistent with the overall goals for the future of King County. For the Housing Element, CPPs envision a four-step process:

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

According to the Countywide Planning Policies, the countywide need for housing by percentage of Area Median Income is:

50-80% AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply

In addition to goals and policies to meet the housing need for all economic and demographic groups, CPPs and GMA both require a housing inventory and needs analysis of existing and projected housing needs. In addition to describing local information such as cost, population demographics, and income levels, the inventory and analysis report should also include information on current and future housing condition is also required. Finally, the report should identify populations where there is the greatest need and the Housing Element shall include policies to address strategies to meet those unmet needs.

### **Area Plans on Aging**

The region's elder population (age 60+) is increasing and expected to continue to increase at a rate greater than the population as a whole. The Area Plan on Aging, written every four years, details demographic trends along with goals and objectives to achieve an elder-friendly community. The Area Plan on Aging is written by the Aging Advisory Council mandated by the Older Americans Act of 1965.

### **City of Tukwila Strategic Plan 2012 – The city of opportunity, the community of choice**

The City of Tukwila developed a Strategic Plan to guide its actions and investments with a base year of 2012 and a five to ten year horizon. The process of developing the Strategic Plan included robust outreach to and engagement with the residential and businesses communities, as well as with City of Tukwila staff. The Strategic Plan establishes high level aspirations and areas of effort that will inform the Housing Element by highlighting the issues that are most important to the community. Tukwila's overarching direction is to strive to provide superior services that support a safe, inviting and a healthy environment for residents, businesses and visitors. As the Strategic Plan is implemented over time, its goals, objectives and strategies will be reflected in City priorities for investment and development. Key goals and objectives have been integrated into this Housing Element, and will result in goals and policies intended to improve public safety, enhance the appearance and value of neighborhoods, and attract and retain businesses.

### **Tukwila’s Implementation Efforts Since 2004**

Since the 2004 Housing Element update, the City of Tukwila has adopted new ordinances and modified zoning regulations in an effort to promote health, safety and the public welfare, and to meet the goals and visions set forth in the Comprehensive Plan. This includes Policy 3.2.7 which states:

*“Encourage a full range of housing opportunities for all population segments by action including, but not limited to, revising the Tukwila development codes as appropriate to provide a range of housing types.”*

#### **Rental Housing Inspection Program – TMC 5.06, Adopted April 2010, Effective January 2011**

The Rental Housing Inspection Program requires all rental unit owners to obtain an annual residential rental business license and complete an inspection every 4 years, unless the rental unit is currently certified as “Crime Free Housing” under the program administered by the Tukwila Police Department. Rental units meeting these criteria only must be inspected for the Rental Housing Inspection Program every 8 years. Rental units must meet code standards, and violations must be addressed within 30 days. The program seeks to address findings that there are many substandard and unsanitary residential buildings that do not meet State and local housing and technical codes. These buildings threaten the physical, social, and economic stability of residential neighborhoods and require the use of public resources for remedial action and abatement.

*Results:* The end of 2014 marked the end of the first four-year cycle of inspections, meaning that inspections were completed for rentals in each quadrant of the City. A total of 3,641 inspections were conducted during this period, 148 of which failed and were brought into compliance to pass a subsequent inspection.

#### **Tukwila Urban Center (TUC) District – TMC 18.28, Adopted June 2014**

The Southcenter Subarea Plan and accompanying zoning code modifications are a strategy for change and a regulatory policy to guide and govern future development within Tukwila’s urban center, Southcenter. Guiding principles include:

- Make great streets;
- Break up super blocks;
- Create a memorable built environment;
- Make great public spaces;
- Live near transit and where you work, shop, and play;
- Get the mix of uses right; Get the retail right;
- Get the parking right.

These principles are implemented through Tukwila Municipal Code 18.28 TUC District, which includes new district-based and corridor-based design and development standards. The City has planned for a total of 2,714 housing units, over 50% of the housing units needed to meet our growth target between now and 2031, to be located within the TUC District.

*Results:*

- Approval of land use permits for Washington Place, the first proposal for residential development in the TUC since the regulations were adopted. The project includes development of 189 hotel rooms and 370 residential units in an 11-story building.
- Completion of Tukwila Bus Transit Center

**Housing Options Program – TMC 18.21, Adopted October 2005, Expired October 2008**

The Housing Options Program was a three-year demonstration program for small-scale housing in an effort to increase the choice of affordable housing available in the community through projects that are compatible with existing single-family development. Housing types included cottages, compact single-family, and duplexes. There was no minimum lot size, but projects were required to meet density minimums and maximums.

*Results:* Three projects were approved but never developed due to the recession before the program expired in 2008.

**Replacement of manufactured (mobile) homes – TMC 18.50.055 (B), Adopted May 2012**

Allows for modification of design standards for single-family residences via a Type 2 Special Permission decision if the proposal includes a replacement of a single wide manufactured home with a double wide and newer manufactured home. The property owner can apply for this waiver only one time per property.

*Results:* One property owner has replaced an older, single-wide mobile home with a newer, double-wide manufactured home so far.

**Zero lot line townhomes – TMC 18.12.020, 18.14.020, Adopted February 2008**

Medium Density Residential (MDR), High Density Residential (HDR) zones allow for zero lot line townhomes with up to four attached units as a permitted use. Townhomes' density is calculated based on one unit per 3,000 or 2,000 square feet, in the MDR and HDR zone respectively. All townhome developments over 1,500 square feet are subject to design review and must meet the design standards outlined in the City's Townhouse Design Manual to ensure that new development is compatible with existing residential design.

*Results:* Three townhome projects with a combined total of 44 housing units have been approved under these regulations. None of these projects has yet been constructed, but one five-unit project has begun construction and is expected to complete construction in 2015.

**Accessory dwelling units – TMC 18.10.030, 18.12.030, 18.14.030, 18.16.030, 18.18.030, 18.20.030, 18.22.030, Adopted October 2009**

Ordinance 2251 modified the zoning code to allow accessory dwelling units (ADU) as an accessory use in seven zones: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Mixed-Use Office (MUO), Office (O), Regional Commercial Center (RCC), and Neighborhood Commercial Center (NCC). ADUs must meet criteria to ensure that the infill is compatible with the existing neighborhood.

**Tukwila Village – Ordinance 2391, Adopted December 2012**

Tukwila Village is a proposed mixed-use development that includes a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza in addition to affordable and market rate senior housing. The project was allowed an increase in building height and a reduction in required onsite parking via a development agreement and an overlay district. Modified design standards by development agreement are allowed per RCW to achieve public benefit and respond to changing community needs. Urban Renewal Overlay District was enacted to help activate the community along Tukwila International Boulevard by adopting supplemental development standards and criteria that encourage investment with a compact, transit-oriented development pattern.

*Results:* Project includes 84 market rate housing units, and 320 senior housing units.

### Tukwila Community Input – Community Conversations

Pursuant to GMA, Tukwila residents were involved in the Comprehensive Plan update. Between January 10, 2014 and February 21, 2014, Global to Local Community Health Promoters (CHPs) and Community Connectors<sup>2</sup> representing the Latino, Somali, Eritrean, Burmese and Arabic-Speaking communities conducted a total of 194 surveys of residents from these populations to gather community feedback regarding housing, business, food access and service needs along the Tukwila International Blvd Corridor. The survey was also made available online.



On March 6<sup>th</sup> and March 8<sup>th</sup>, 2014, the city of Tukwila held Community Conversation open houses to gather community feedback regarding housing, business, food access, and service needs along the Tukwila International Blvd Corridor. The March 6<sup>th</sup> Conversation was held at Showalter Middle School; the March 8<sup>th</sup> Conversation was held at the Tukwila Community Center.

#### *Common Themes and Variations Across Communities*

The following section summarizes and compares the results of the surveys collected one on one by the Community Connectors outreach effort and at the open house on March 6<sup>th</sup> and March 8<sup>th</sup> 2014. The complete survey and corresponding tabulated survey responses can be found in Appendix A in the

Residential Neighborhoods Background Report. .

After reviewing the data collected, while there were some clear variances amongst different ethnic groups, and between those surveyed and those attending the open houses several common themes surfaced regarding usage of current services and the need for new ones.

#### *Housing*

Community Connectors Survey: The majority of the immigrant/refugee population residing within the boundaries of the Tukwila city limits live in apartment buildings with 1/3 of the Latino and Somali communities either renting or owning a home. Most of the populations also indicated being unhappy with their living situation indicated by the responses of over 60% of Somali, Burmese and Eritreans. However, despite complaints regarding their living conditions, over 50% the Latino population indicated being pleased with their current apartment or home.

When asked which things they would change if given the opportunity, the top two responses among all populations was cost of housing and number of bedrooms.

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<sup>2</sup> The seven Community Connectors were current residents of Tukwila, with some of them residing in the city for over 10 years, and thus possessing first-hand information on where to best conduct outreach with members of their population and ensure a balanced representation of residents including youth, families, seniors as well as apartment residents and homeowners.

Three spaces that all residents surveyed would use the most if available either in their apartment complex or home were Playground, Exercise Room and Indoor Sport Court. However, over 78% of the Burmese population indicated a vegetable or garden space as their top choice.

Open House Participants: The majority of residents interviewed lived within a house, with the next largest group living in apartments. Few residents lived in mobile homes or condos.

When asked which things they would change if given the opportunity, the top two responses among both Open House groups was more/better outdoor space and better maintenance of their building.

Three spaces that residents surveyed on March 6th would use the most if available either in their apartment complex or home were Barbeque/Picnic Area, Vegetable Gardening Space and Exercise Room/Equipment. For the March 8th group, they were Common/Party Room, Vegetable Gardening Space, and Exercise Room/Equipment.

## IV HOUSING INVENTORY

The Growth Management Act requires that housing elements include an “inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.” This requirement consists of three unique parts – (1) an inventory of existing housing characteristics, (2) an estimate of the number of housing units required in the future, and (3) an analysis of housing needs.

### Housing Development

According to the 2010 US Census, Tukwila has 19,107 residents and 7,755 housing units. Since the last Comprehensive Plan update in 2004, approximately 237 new housing units have been constructed (see Table 2). During the same time frame 145 net new lots were created for single-family development (see Table 1). These figures illustrate how Tukwila has continued to experience small incremental development similar to findings for 1996-2003 from the last update. Figure 1 provides a picture of where in the City the development has occurred.

**Table 1: Tukwila Platting History, 2004-2013**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Lots from short plats</b>	15	22	17	38	10	11	2	8	4	4	131
<b>Lots from subdivision</b>	0	38	0	0	0	0	0	0	0	0	38
<b>Lots lost to lot consolidation</b>	1	0	2	3	3	0	0	0	5	0	-14
<b>Total new lots</b>	14	50	15	35	7	11	2	8	-1	4	145

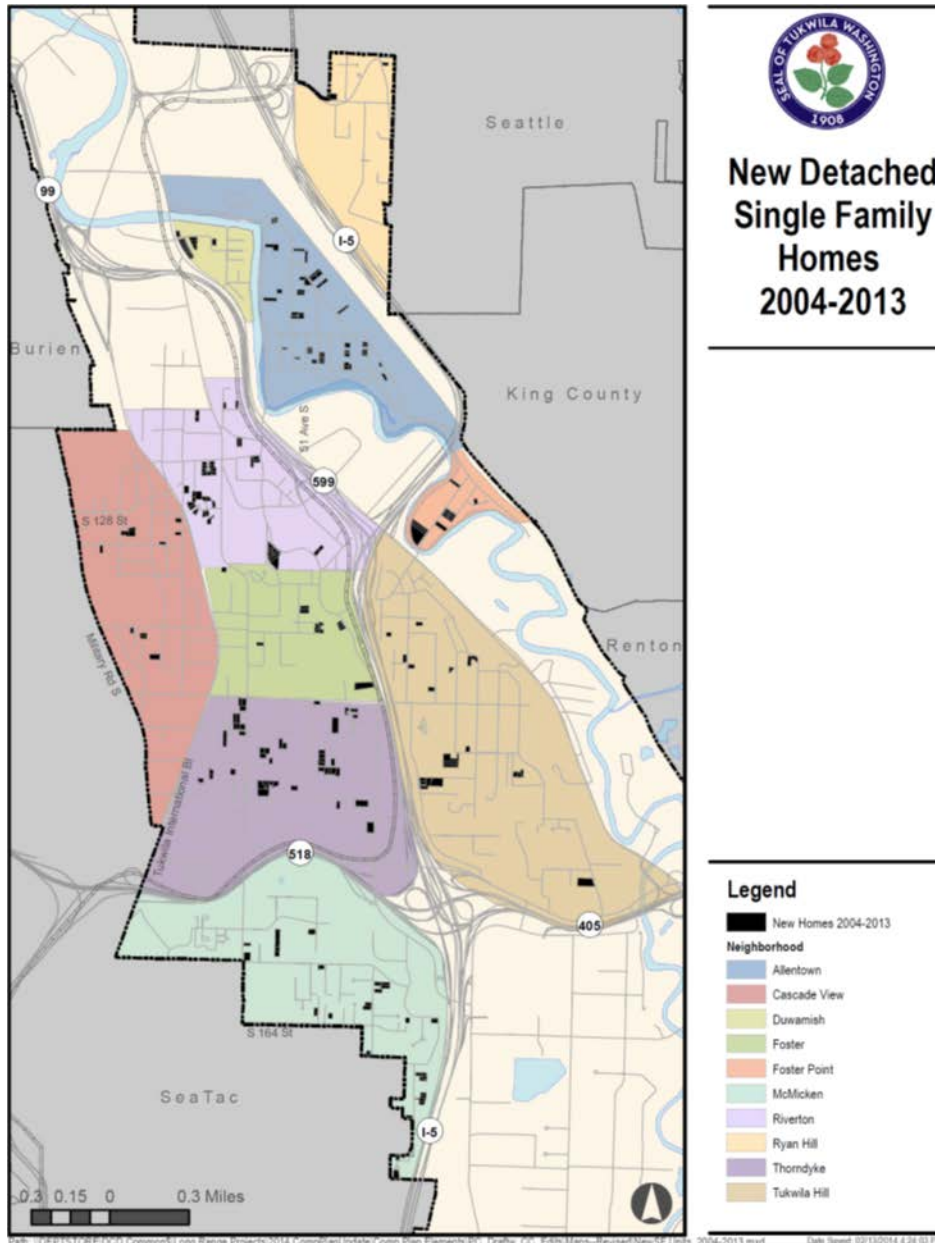
Source: Query – Land division recorded date Jan 1, 2004 - Dec. 10, 2013 from City’s permit system

**Table 2: Housing Development History, 2004-2013**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Single Unit</b>	38	33	32	32	49	18	8	6	8	8	232
<b>Multi-unit</b>	0	0	0	0	0	0	0	0	5	0	5
<b>Gross units</b>	<b>38</b>	<b>33</b>	<b>32</b>	<b>32</b>	<b>49</b>	<b>18</b>	<b>8</b>	<b>6</b>	<b>13</b>	<b>8</b>	<b>237</b>
<b>Single Units Demolished</b>	2	16	14	6	8	9	2	10	7	1	75
<b>Multi-units Demolished</b>	0	0	0	0	0	0	0	18	0	0	18
<b>Net units</b>	<b>36</b>	<b>17</b>	<b>18</b>	<b>26</b>	<b>41</b>	<b>9</b>	<b>6</b>	<b>-22</b>	<b>6</b>	<b>7</b>	<b>144</b>

Source: Office of Financial Management Housing Unit and Population Estimate Reports (2004-2013)

Figure 1: New Detached Single Family Homes, 2004-2013



## Housing Characteristics

### Structure Type

The type of existing housing available in Tukwila is primarily either a detached single-family home or a home in a large multifamily complex as shown in Table 3. Historically, Tukwila has had more multi-family homes than single-family homes and more rentals than owner-occupied homes. The percentage of single family homes has increased over the last twenty years to be closer to the percentage of multifamily units due to a lack of new multifamily housing development and the incremental construction of new single-family homes.

**Table 3: Housing Units by Type**

Housing Units Type and Quantity	2013 King County Assessor's Data			2008-2012 American Community Survey 5-year Estimates	
	# Developments	# Units	% of Total	# of Units	% of Total
Single-Family*	3254	3254	42%	3,175	40.5%
Manufactured/Mobile Homes outside of park	88	88	1%	213	2.7%
Manufactured/Mobile homes inside of park	4	135	1.8%		
Duplex	45	90	1%	138	1.8%
Townhouses		22	0%	153	2%
Triplex	10	30	0%	454	5.8%
Fourplex	44	176	2%		
Apartments	79	3054	40%	3,675	46.9%
Condos	14	835	11%		
Group Home	2	2	0%	n/a	0%
Mixed Use	2	7	0%	n/a	0%
Boat, RV, Van, etc.	n/a	n/a	n/a	28	0%
<b>TOTAL</b>		<b>7,693</b>	<b>98.8</b>	<b>7,836</b>	<b>99.7%</b>

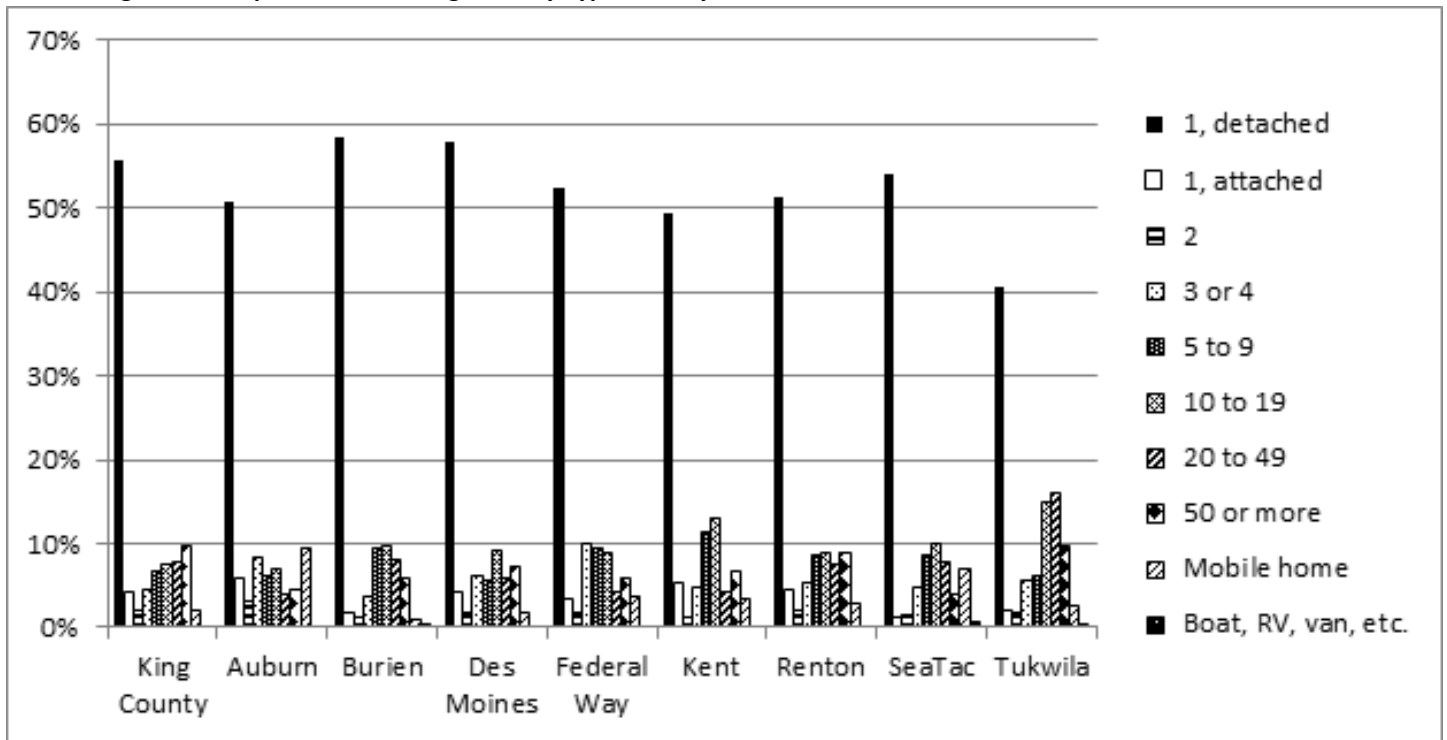
Source: Oct. 2013 King County Assessor Data

2008-2012 American Community Survey 5-year Estimates

This type of housing profile is quite different from that of King County and many other South King County cities. Figure 2 illustrates the comparison. Tukwila has a lower percentage of single family housing units compared to the other cities and the County. Tukwila also has the highest percentage of units in all structures ten units or larger. In Tukwila, approximately 54% of the housing units are multifamily, 42% are detached single family dwelling units, and approximately 2.8% are manufactured or mobile homes. Countywide, 40% of households live in multifamily structures, approximately 58 percent live in single-family homes, and just over 2% live in manufactured or mobile homes.



Figure 2: Comparison of Housing Units by Type, Nearby Cities



Source: U.S. Census Bureau, 2008-2012 American Community Survey

### Tenure

Table 4 shows Tukwila historically has had a larger percentage of renter-occupied households compared with owner-occupied households. This continues to be true despite a gradual increase in the percentage of owner-occupied households over in the time period. Table 5 shows how the high percentage of households renting in Seattle tends to drag the King County home ownership rate down. However, Tukwila is more similar to Seattle than it is to the homeownership rate in the area of King County located outside of Seattle.

Looking at both Table 5 and Table 6, owner-occupied units are made up primarily of single-family homes and condos in relatively large complexes. Townhouses and condos in developments of less than 10 units make up a small percentage of the housing stock occupied by homeowners. Most renter-occupied units are in apartment complexes having more than five units. Table 5 shows how the majority of multifamily housing with less than 10 units is occupied by renter households. Approximately 20% of single-family homes in Tukwila are also renter-occupied.

**Table 4: Housing Occupancy Trends**

	Households	Housing Units	Owner-Occupied Households		Renter-Occupied Households		Average Household size		Vacancy Rate
							Owner	Renter	
1990 <sup>1</sup>	5,639	5,972	2,217	39.3%	3,422	60.7%	2.36	1.92	7%
2000 <sup>2</sup>	7,186	7,725	3,045	42.4%	4,141	57.6%	2.46	2.32	7%
2010 <sup>3</sup>	7,157	7,755	3,105	43.4%	4,052	56.6%	2.75	2.55	7.7%

Source: 1990<sup>1</sup>, 2000<sup>2</sup>, 2010<sup>3</sup> Census Data

**Table 5: Tenure By Housing Type**

Housing Type	Owner	Renter
1, detached	80%	20%
1, attached	43%	57%
2	47%	53%
3 or 4	19%	81%
5 to 9	21%	79%
10 to 19	72%	28%
20 to 49	3%	97%
50 or more	3%	97%
Mobile home	31%	69%

Source: US Census, 2010

**Table 6: Comparison of Home Ownership Rates**

	Tukwila	Seattle	KC	KC Outside Seattle
<b>Owner</b>	43%	48%	59%	65%
<b>Renter</b>	57%	52%	41%	35%

Source: US Census, 2010

### Household Size

There are 4,331 households occupied by families in Tukwila, and 2,969 nonfamily households. Nonfamily homes tend to have smaller household sizes than homes occupied by families, and very few nonfamily households have more than two people. Statistics from the American Community Survey from 2008-2012 show the number of

people in nonfamily households in Tukwila is similar to King County; approximately a third of all households in Tukwila and the County overall are occupied by one person, and less than 10% of all households in Tukwila and the County are two-person non-family households. County-wide, nonfamily households have increased while family households have decreased as a percent of all King County households.

Approximately 33% of family occupied households contain two people, 27% contain three people, 19% contain 4 people, 12% contain five people, 4% contain six people, and 5% contain 7 or more people. Compared with the County, Tukwila has fewer family households occupied by two people, and a greater percentage of family households occupied by five or more people. This information is consistent with demographic trends which show a relatively young population living in South King County compared with the County overall, a smaller percentage of senior households in Tukwila (which tend to be 1- or 2-person households), and Tukwila's increased immigrant and refugee population (which tend to need affordable housing with larger living space for extended families).

**Table 7: Household Type by Household Size**

Household Type by Household Size	Tukwila, WA		King County, WA	
	Estimate	Margin of Error	Estimate	Margin of Error
<b>Total:</b>	7,300	+/-311	796,555	+/-2,174
<b>Family households:</b>	4,331	+/-253	466,381	+/-3,043
2-person household	1,409	+/-268	200,991	+/-2,337
3-person household	1,181	+/-258	112,116	+/-2,420
4-person household	841	+/-228	97,824	+/-1,805
5-person household	521	+/-141	34,880	+/-1,078
6-person household	183	+/-133	13,018	+/-741
7-or-more person household	196	+/-93	7,552	+/-575
<b>Nonfamily households:</b>	2,969	+/-352	330,174	+/-3,154
1-person household	2,454	+/-318	251,453	+/-2,902
2-person household	430	+/-148	64,130	+/-1,877
3-person household	63	+/-43	9,098	+/-767
4-person household	22	+/-33	3,400	+/-417
5-person household	0	+/-19	1,140	+/-226
6-person household	0	+/-19	411	+/-157
7-or-more person household	0	+/-19	542	+/-201

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Given the large percentage of renter households, the large number of immigrants and refugees who have moved to Tukwila in recent years, the housing impacts of the recession, and anecdotal information from the Tukwila School District on a high student population turnover, it would not be surprising to find that a high percentage of people living in Tukwila have not lived here for a long time. Table 9 compares length of time residents in Tukwila and King County have lived in a housing unit. There are not any striking differences between the trends in Tukwila over time when compared with the County. Over 2/3 of the residents of Tukwila and King County moved into their housing units since 2000. A slightly higher percentage of households have moved into Tukwila recently compared with the County-wide percentages of households moving into units from 2000-2009 and in 2010 or later. A slightly lower percentage of households moved into Tukwila in the decades from 1970-1999 compared with the County, and a slightly higher percentage of households have lived in Tukwila prior to 1970 compared with the County.

**Table 8: Length of Residency**

	Year householder moved into unit			
	Tukwila		King County	
	Estimate	Percent	Estimate	Percent
Occupied housing units	7,300	100%	796,555	100%
Moved in 2010 or later	1,115	15.30%	106,152	13.30%
Moved in 2000 to 2009	4,210	57.70%	443,198	55.60%
Moved in 1990 to 1999	1,008	13.80%	128,494	16.10%
Moved in 1980 to 1989	385	5.30%	61,146	7.70%
Moved in 1970 to 1979	213	2.90%	33,224	4.20%
Moved in 1969 or earlier	369	5.10%	24,341	3.10%

Source: 2008-2012 American Community Survey 5-year Estimates

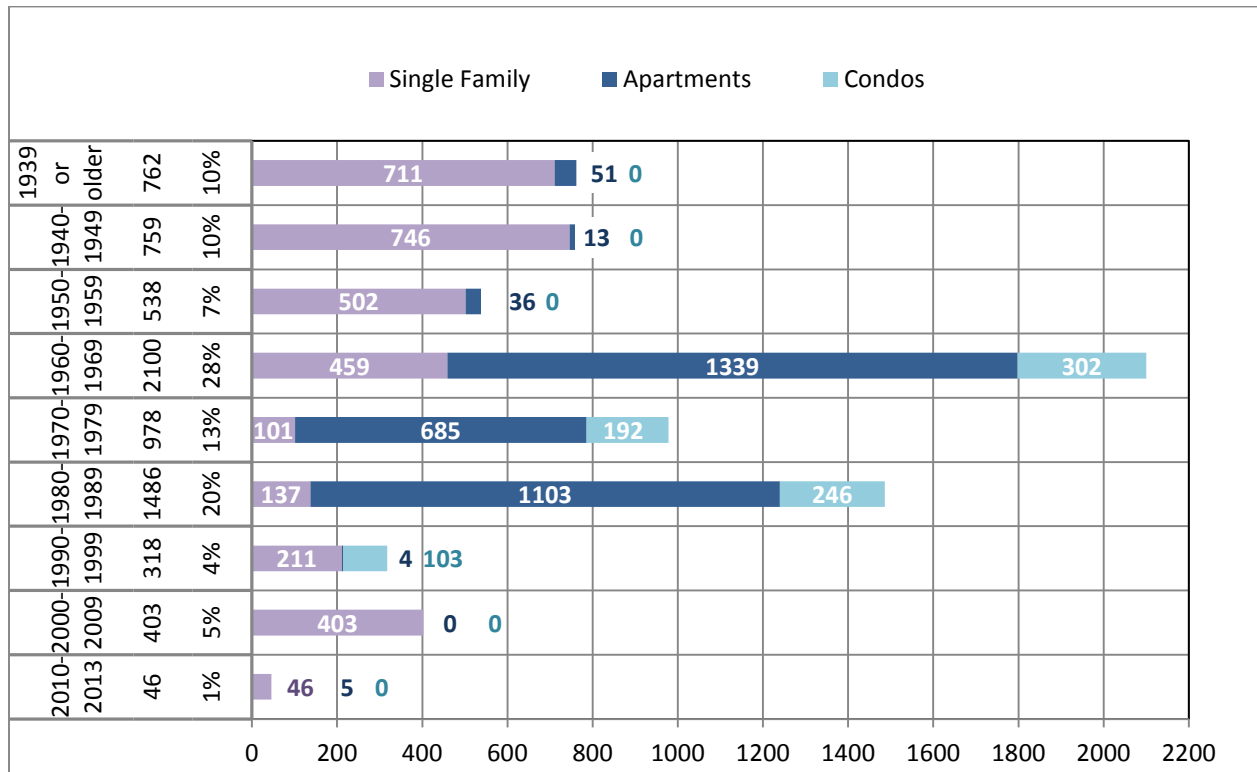
## Housing Condition

### Age of the Housing Stock

Housing development in Tukwila has primarily consisted of single-family homes since the 1990s. However, there have not been many new units constructed as a percentage of the total housing stock. Figure 3 shows the number of units of different types of housing built during each decade. Most of the existing single family homes in Tukwila were constructed before 1970, and the majority of the multifamily homes (apartments and condos) were constructed during the 1960s, 1970s, and 1980s. Not shown in Figure 3 is the age of existing manufactured and mobile homes.

An aging housing stock can increase the character of a neighborhood, but older homes also typically require more money for maintenance. Much of Tukwila's housing stock is affordable because of its general condition. Regional and nationwide trends indicate that housing units that are 30-50 years old are often prime investments for redevelopment. These redeveloped properties often ask for market and above market prices. Given the age of the majority of Tukwila's housing stock, many of the multifamily units built between 1960 and 1989 are prime for redevelopment and the associated higher housing costs. Preservation strategies may need to be explored to allow for housing maintenance and improvements while preserving affordability.

Figure 3: Housing Units by Year Built



Source: King County Assessor, 2010

### Mobile/Manufactured Homes

The terms mobile home and manufactured home are often used interchangeably. Use of mobile homes as permanent housing became popular after World War II due to housing shortages. Due to concerns over the quality, durability, health and safety of these homes, Congress passed the Federal Manufactured Housing Construction and Safety Standards Act in 1974, which led to the creation of a national manufactured-housing code, referred to as the “HUD code,” to which all new manufactured homes constructed after 1976 were required to conform. The term mobile home typically refers to a unit built before 1976; a manufactured home refers to a unit constructed to meet the requirements of the HUD code. The HUD code was revised in 1994 to include standards intended to protect manufactured homes from damage caused by high winds, including higher insulation levels, double-pane windows, and ventilation requirements.

As shown in Table 3, the majority of the mobile/manufactured homes in Tukwila are located within one of the four parks. Information on 81 of the homes within these parks was available from the King County Assessor (out of a total of 135 homes located in parks). Out of the 81 homes, 55 were pre-HUD code homes, and all 81 were pre-1994 homes. There are 88 mobile/manufactured homes located on individual lots outside of parks. Approximately a quarter of these homes, according to King County Assessor data, are pre-1976, and two were manufactured after 1994. This suggests that many of the units of this housing type are likely to be in a badly deteriorated condition and at the end of their useful life, and this condition is worse in the parks, where there is a greater prevalence of pre-HUD Code homes. Tukwila adopted a code provision to encourage replacement of single-wide mobile homes with newer double-wide manufactured homes in 2012. However, given that this provision has only been used for

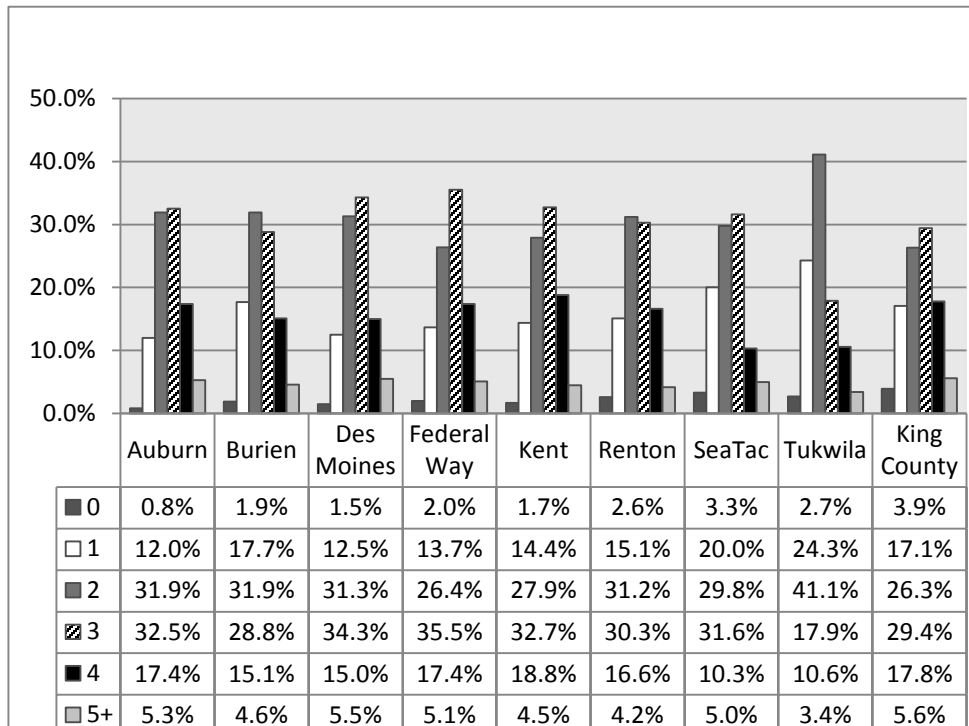
one replacement so far, marketing or incentives could be used if the City wished to encourage more homeowners to replace older mobile homes.

## Size of the Housing Stock

### Number of Bedrooms

Tukwila has a higher percentage of 1- and 2- bedroom homes as a percentage of the total housing stock (including multifamily and single-family) compared to other South County cities and King County as a whole (see Figure 4). The much larger percentage of 2-bedroom single-family homes in Tukwila compared to nearby cities and the County is likely a reflection of the older age of the single-family housing stock in Tukwila. Approximately 10% of the new housing in the U.S. contains two or fewer bedrooms. Tukwila has a much lower percentage of homes with 3 or more bedrooms compared to neighboring cities and King County.

**Figure 4: Comparison of Number of Bedrooms in Housing Stock**

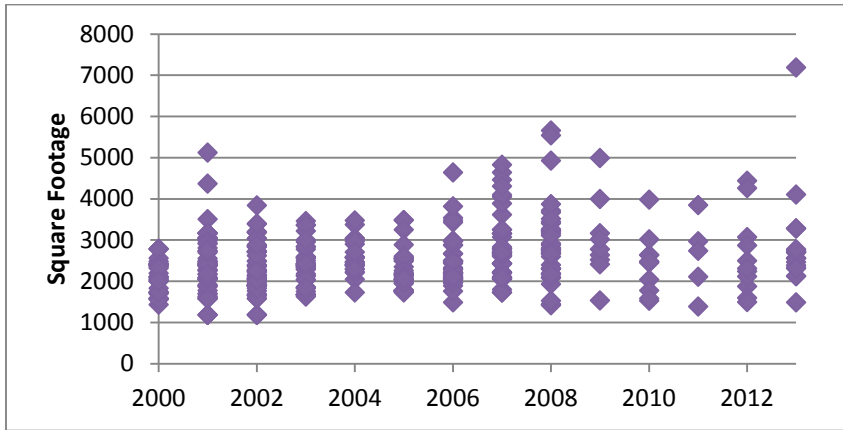


Source: U.S. Census Bureau, 2008-2012 American Community Survey

### Square Footage

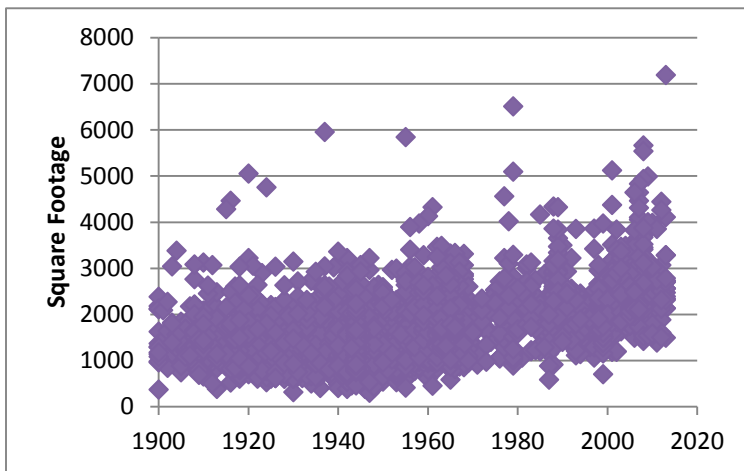
Figures 5 and 6, below, show how the size of new single-family homes in Tukwila has increased over time. This trend is consistent nationwide trends, especially since 1980. Home sizes decreased during the recession, but have trended upward again during the economic recovery. Because there have been so few new homes constructed in Tukwila since 1980 compared to the overall number of single family homes in the City, the average single family home size is small but could be expected to increase as infill development occurs and as older homes are removed from the housing stock.

**Figure 5: Single Family Home Square Footage, 2000-2013**



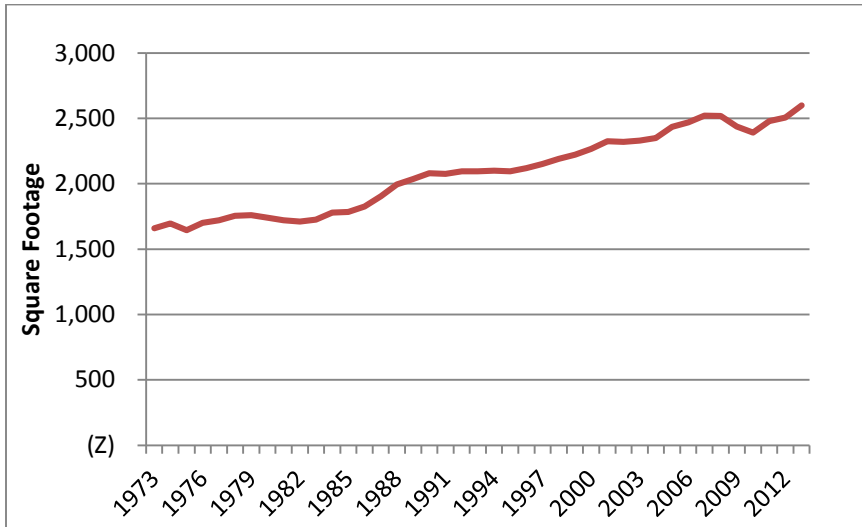
Source: King County Assessor, 2013

**Figure 6: Single Family Home Size Trends**



Source: King County Assessor, 2013

**Figure 7: U.S Single Family Home Size Trends**

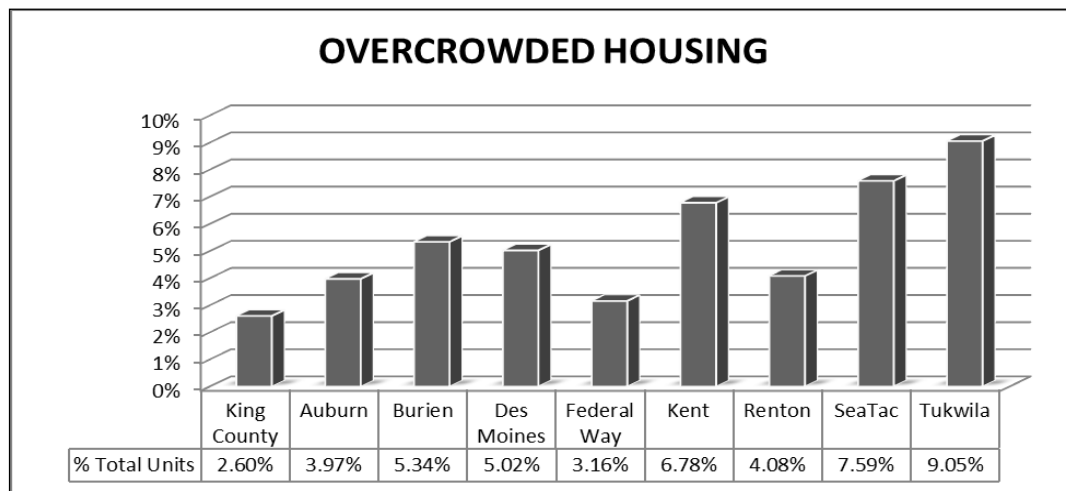


Source: U.S. Census Bureau, 2014

Somewhat related to the size of the housing in Tukwila is the issue of overcrowded conditions. The U.S. Census Bureau defines overcrowding as housing in which there is more than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely crowded. Occupants per room are obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. Figure 8 indicates the extent of overcrowding in Tukwila relative to other South King County Cities.

Tukwila has seen a significant gain in population size (4,800) since the last update, with a relatively small increase in the number of housing units (237). In the absence of a large increase in the number of units added to the City since the last update, the population increase is attributed to increases in the number of people per household.

**Figure 8: Comparison of Overcrowded Housing**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Overcrowded conditions affect the wear and tear on a home, property and neighborhood, and increase health and safety concerns for those living in the units. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted. According to US Census data, in 2000, renter households were three times



more likely than owners to be overcrowded, regardless of household size. Over 50% of the housing units in Tukwila are renter-occupied (56.6%). In Tukwila, the size of owner households is 2.75, and renter household size is 2.55. In King County as a whole, renter households tend to be small; 72% of renter-occupied households are households with one or two people.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (and particularly for families). The rate of overcrowding for very low-income households is nearly three times greater than households over 95 percent of the area median income. Thus, the City's overcrowding rates may be linked to the lack of affordable housing for very-low income residents.

The American Community Survey tracks household income by tenure, as well as four types of housing problems, by income and tenure. The four housing problems include (1) incomplete kitchen facilities; (2) incomplete plumbing facilities; (3) more than 1 person per room; and (4) cost burden greater than 30%. Housing problems are categorized as severe when the cost burden for the household exceeds 50%.

Cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), is the ratio of housing costs to household income. For renters, housing cost includes rent plus utilities. For owners, housing cost includes the mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table 10 shows approximately 44% of owners and 59% of renters experience one of the four problems. Approximately 23% of owners and 41% of renters have severe housing problems. Few rental units fail rental inspections due to incomplete kitchen facilities or incomplete plumbing, which suggests that overcrowded and cost burdened households are common in Tukwila.

**Table 9: Housing Problems Overview**

Housing Problems	Owner	Renter	Total	Severe Housing Problems	Owner	Renter	Total
Household has 1 of 4 Housing Problems	1,285	2,575	3,860	Household has 1 of 4 Severe Housing Problems	675	1,790	2,465
Household has none of 4 Housing Problems	1,605	1,770	3,375	Household has none of 4 Severe Housing Problems	2,215	2,555	4,770
Cost Burden not available	60	15	75	Cost Burden not available	60	15	75
Total	2,950	4,360	7,310	Total	2,950	4,360	7,310

Source: Comprehensive Housing Affordability Strategy (CHAS) Data (2007-2011 ACS)

## Public Programs for Housing Improvement

Tukwila utilizes a variety of County and federal funds for home repair assistance for low to moderate-income residents. The City administers the Minor Home Repair program which is funded by Community Development Block Grant funds. The City annually applies for CDBG funds from King County. The. Since 2005, the funding allocation method requires Tukwila to compete for these funds with other jurisdictions and non-profits. In recent years, the City has been awarded approximately \$125,000-\$130,000 annually through an interlocal agreement with four other south King County jurisdictions. Of this, approximately \$26,000-\$28,000 goes to Tukwila residents. Approximately 20-25 homeowners use the program every year. Residents participating in home repair assistance can receive up to \$2,000 per year with a lifetime maximum of \$5,000.

**Table 10: Homeowners Serviced by Minor Home Repair Program**

	2011	2012	2013
Total Dollars Per Year	\$ 25,000	\$ 27,000	\$ 28,000
Homeowners Served	25	27	20

Source: Tukwila Human Services, 2014

Tukwila residents are also eligible for several funding programs administered by King County. These funds are awarded directly to the homeowner and are not managed by the City. Manufactured Home Repair Grants provide up to \$8,000 for home owners making quality-of-life repairs to their homes. Emergency Grants provide up to \$6,000 for immediate or life threatening home repairs, and Home Access Modification Grants provide funding for ADA compliant retrofits for multifamily rental units. King County also offers zero percent interest loans up to \$25,000 for and matching loan funds for home repairs.

The King County Housing Authority (KCHA) offers free energy-conserving building improvements for low-income homeowners and the rental units occupied by low-income tenants. Improvements through this Weatherization program can include heating system repairs and adding insulation, weather-stripping, and caulking. These improvements are made with the goal of increasing energy-efficiency and added benefits of reduced utility bills and improved air quality. KCHA makes an assessment of the dwelling unit to determine which energy-conserving improvements are needed, and coordinates the work of contractors to complete the improvements. Households with children under six years of age, seniors, people with disabilities, Native Americans, non-English speaking persons, high residential energy users, or households with a high energy cost burden are given preference once income qualifications are verified. Since 2000, 92 households in Tukwila have taken advantage of this program, through which improvements were made to 27 single-family homes (including four mobile homes) and 65 multifamily homes.

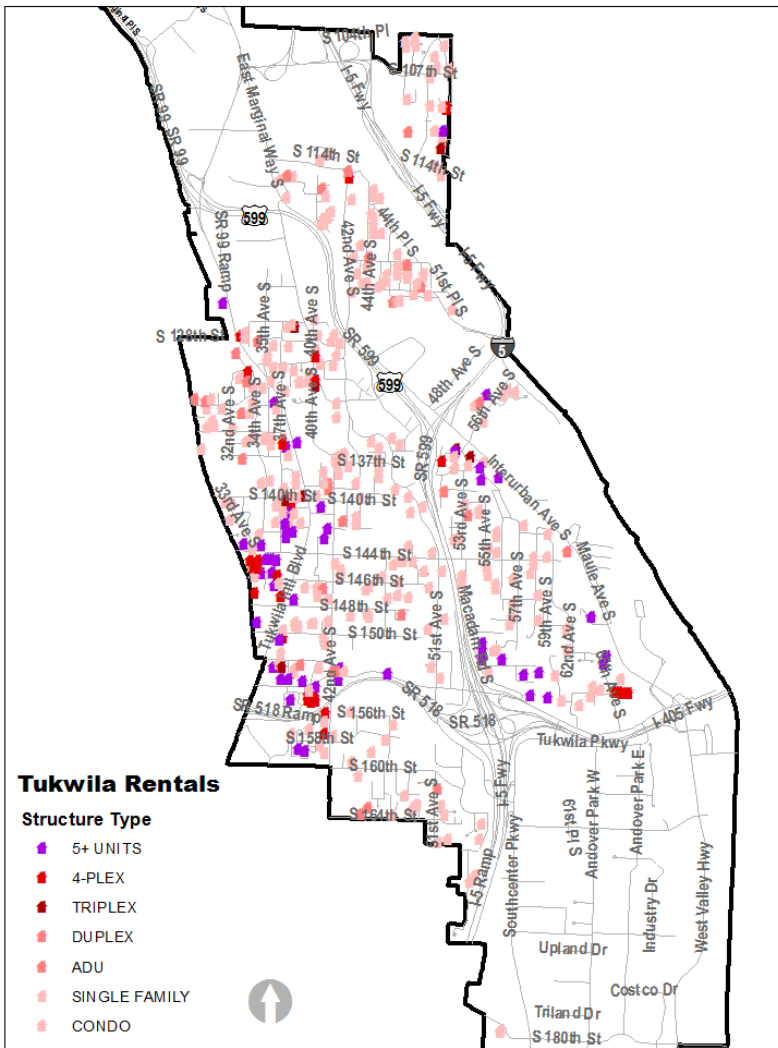
The City is also a member of the King County Consortium and is involved in funding allocation decisions for the Regional Affordable Housing Program (RAHP).

While there are a number of programs serving the City, Tukwila Human Services estimates these programs meet about 10% of existing need for home repair and maintenance. Efforts to improve the look and quality of housing should explore additional funding and partnerships to better meet need.

### Renter occupied housing

Less than half of the housing units in Tukwila are apartments, but almost 60% of housing units in the City are renter-occupied. Approximately 275 single-family homes are renter-occupied out of a total of 3,254 total single-family housing units, and 112 condos are renter-occupied out of a total of 835 units. Figure 9 shows how rentals are distributed within Tukwila. Larger apartment complexes are located on or adjacent to major transportation corridors in the City, including Tukwila International Blvd, Southcenter Blvd, and Interurban Ave S.

Figure 9: Rental Units by Structure Type



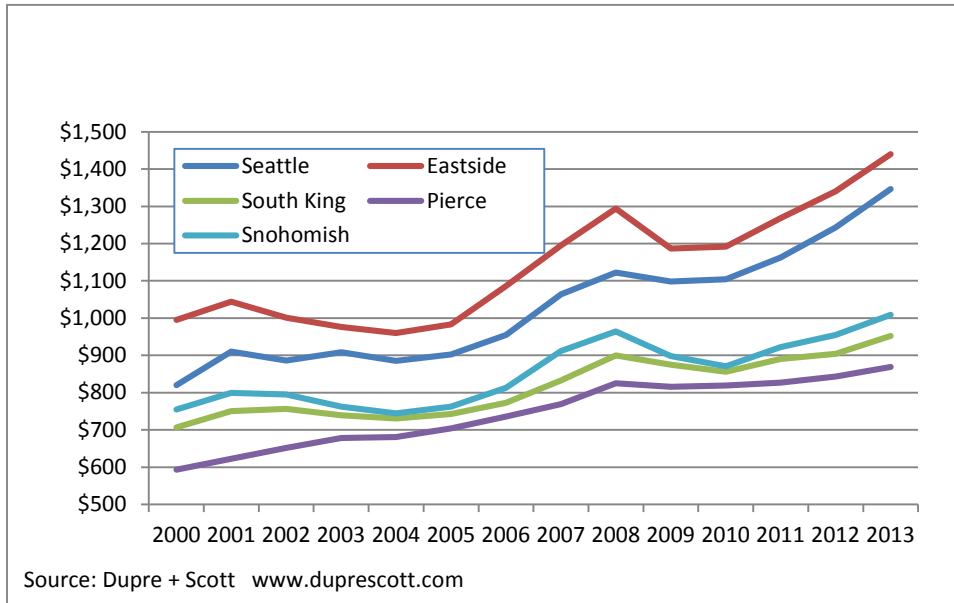
## Housing Cost

### Renter-Occupied Housing

While Tukwila has traditionally been sought out for its affordable housing prices, rents and mortgage payments are rising and are a cost burden for many residents. More than half (50.2%) of residents pay more than 35% or more of their income for housing.

Figure 10 shows how apartment rents are increasing throughout the region, and how they continue to be lower in South King County relative to other areas. Average apartment rents in Tukwila have surpassed pre-recession levels. It follows that increasing rents will continue to push those with lower incomes farther out from job centers in Seattle and the Eastside into Snohomish County and areas south of Seattle.

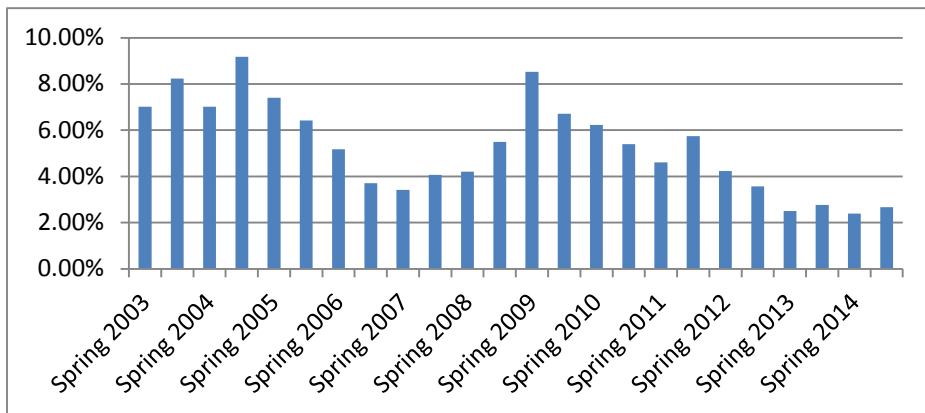
**Figure 10: Average Apartment Rents**



**Vacancy Rates**

Vacancy rates are an indicator of the availability of rental units in a housing market. A vacancy rate of 5 percent is indicative of a balanced market. Lower rates indicate a tight housing market where renters are likely to have difficulty finding a unit, and demand for units is such that landlords can raise rents. Higher vacancy rates indicate a “renter’s market,” where rents are flat, or declining, and property owners are likely offering rent incentives (i.e. one month’s free rent, etc.). The 2000 vacancy rate was 7 percent (all units combined); and the 2010 vacancy rate was 7.7 percent combined (4.8% for rentals, 1.3% homes for sale; 0.3%for season, recreational, or occasional use; and 1.5% for other). Dupre + Scott provides data on rental vacancy rates for apartments with more than 20 units. Approximately 89% of Tukwila’s apartment units fit into this category. The vacancy rate has been under 5 percent since Spring 2012, declining from a high of over 8% in Spring 2009.

**Figure 11: Rental Vacancy Rate**

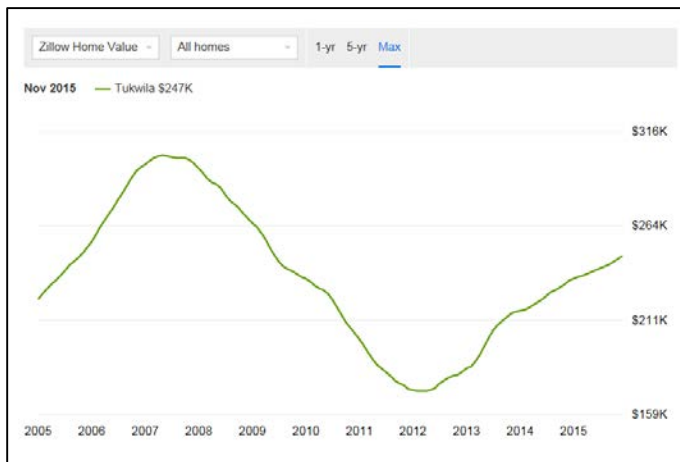


Source: Dupre + Scott, 2014

### Owner-Occupied Housing – Absorption Rates

Absorption rates refer to the average length of time before a house or apartment is sold or rented once it is placed on the market. The rates indicate the need for more or less housing. The absorption rate for rental units only applies to new units in apartments with more than 4 units. With only one building of 5 units built since 2005, the absorption rates for multifamily in Tukwila are not statistically significant. King County absorption rates (the length of time a home is on the market) have been under two months since early 2012. A seller's market, indicating that homes are in demand and sellers can demand a higher price, is defined as an absorption rate of 5 months or less. October 2014 Zillow data show homes for sale in Tukwila are on the market an average of 2.5 months.

**Figure 12: Average Home Value Trends**



Source: Zillow, 2014

**Table 11: Mortgage Status of Housing Units**

Mortgage status			
Owner-occupied units	2,872	+/-259	2,872
Housing units with a mortgage	2,225	+/-238	77.5%
Housing units without a mortgage	647	+/-145	22.5%

Source: ACS 2008-2012

Approximately 23% of housing units in Tukwila do not have a mortgage. Even though some homeowners do not have monthly housing payments, low incomes can create difficulties when they have to choose between paying for upkeep and property taxes on a home and other expenses such as utility bills and medical bills.

### Foreclosure Rate

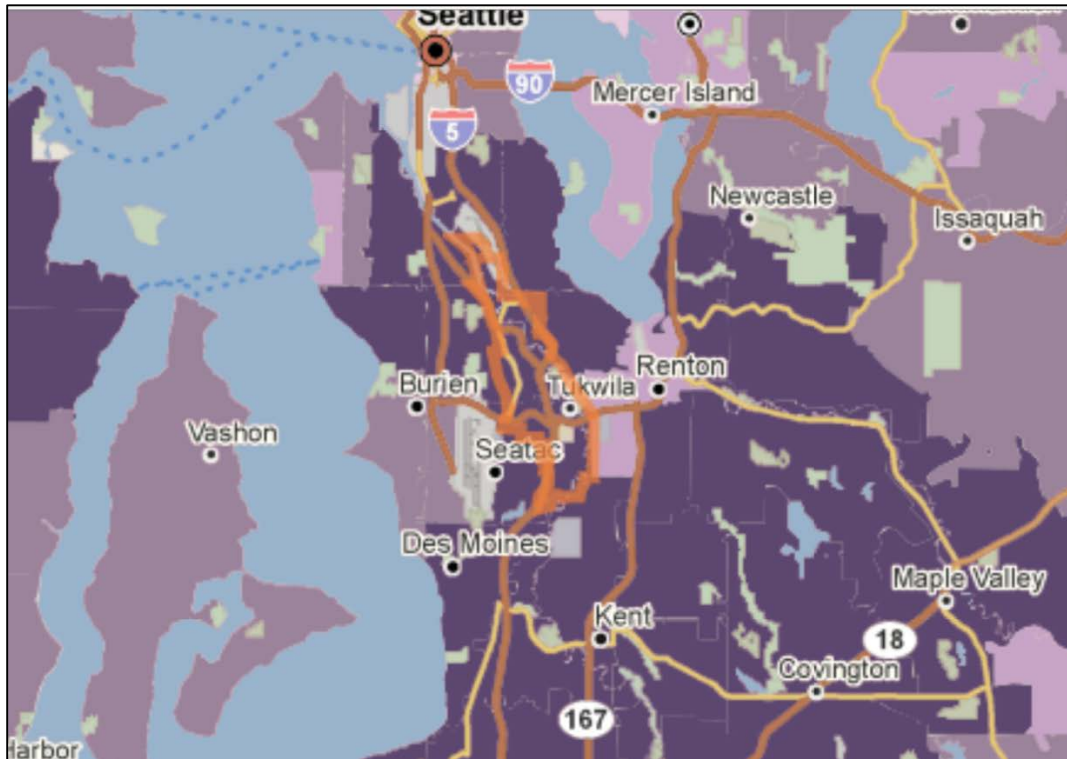
Under HUD's Neighborhood Stabilization Program, emergency assistance is provided to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Demonstrating need is a step in the grant process. According to HUD data, 2007 through June 2008, Tukwila has an estimated 2.9% foreclosure rate with 112 foreclosures out of 3,868 mortgages. This is similar to the estimated foreclosure rate in SeaTac (3.0%), Des Moines (2.6%), Bryn-Mawr-

Skyway (2.7%), and Federal Way (2.9%). The estimated foreclosure rate for King County is 1.2%, and 3.4% for Pierce County.

Looking at a monthly dataset from the King County Assessor showing taxpayer addresses and site addresses in LDR-zoned areas of Tukwila (KC Assessor Monthly download from Oct. 2013), 644 of a total of 3,359 addresses are owned by a taxpayer whose address is not the same as the site address (approximately 19% of the total single-family housing stock within LDR zones). Of the 644 properties owned by an off-site owner, a total of 23 of the homes were owned by a bank. However, the foreclosure process is often complicated and lengthy, and the number of homes that have been abandoned by the owner or are in the foreclosure process is not adequately reflected in the number of homes that are bank-owned.

Data from the Zillow website (2014) also provide information on foreclosure rates. According to data through October 31, 2014, 10.8 per 10,000 homes in Tukwila were sold as foreclosures, compared with 6.3/10,000 for the Seattle Metro area and 4.5/10,000 for the United States. This is consistent with the larger percentage of high-risk loans that are known to have been given to homebuyers in South King County.

The foreclosure data trends reveal a dramatic increase in foreclosures starting in 2008. Tukwila's peak foreclosure rate of more than 30 per 10,000 homes occurred in 2011-2012, with a second wave of foreclosures nearing 30 per 10,000 homes occurring in 2013. Foreclosure rates have steadily decreased starting in late 2013 through 2014. The foreclosure trends in Tukwila since the last update are similar to those of nearby South King County cities including Renton, south Seattle, Burien, and Kent. Figure 13 shows foreclosure rates in South King County. The darker purple areas indicate areas with higher foreclosure rates.

**Figure 13: Home Foreclosure Rates**

Source: Zillow, 2014

### Subsidized Housing

There are seven subsidized housing facilities located in the City, providing a total of 264 units. The majority (62.1%) of units are one and two bedrooms, with only one unit having three or more bedrooms. There is little-to-no family sized subsidized housing in Tukwila. Family sized housing is commonly defined as units with a minimum of two bedrooms and a common space to encourage family gathering (The Seattle Planning Commission, 2014). Slightly less than 14% of available units are reserved for special needs populations, specifically thirty units dedicated to seniors and six units dedicated to residents with mental health needs. The majority of units do not have an expiration date, and will continue to provide subsidized housing for the foreseeable future. Units that do have an expiration are not set to sunset for several decades, between 2048 and 2052.

As of October 2014, 387 Section 8 vouchers had been given to City residents. This translates to approximately 2% of Tukwila's population receiving housing assistance. The number of Section 8 vouchers given does not indicate that the vouchers were used. Table 13 shows Section 8 vouchers in select South King County cities in comparison to Tukwila.

**Table 12: Comparison of Section 8 Vouchers**

Jurisdiction	Total Section 8 Vouchers	Monthly Income (\$)	% of Population Receiving Vouchers
Burien	378	241,307	0.8
Kent	1985	1,602,287	1.6
SeaTac	251	197,671	0.9
Tukwila	387	296,455	2.0

Source: King County Housing Authority, 2014; Washington State Office of Financial Management, 2014

## V HOUSING NEEDS ANALYSIS

### Housing Capacity

Based on the projected State population growth, Tukwila's 2031 housing target is 4,800 new units. Recent zoning adopted for Tukwila's Urban Center, Tukwila Village, and annexation of the Tukwila South have greatly increased Tukwila's potential housing supply since the 2004 Update. Under the City's current zoning, the City has the existing land capacity to absorb its share of the state's projected growth without making any changes to the current allowed density and lot standards (see Table 14 Housing Capacity by Zone).

Since adoption of the Comprehensive Plan in 1994, almost all of the new housing has been single family but a few projects are in the pipeline that would create large multi-family developments. The majority (approximately 45%) of new housing units could occur in the Tukwila Urban Center. These will be mixed-use or multifamily development. The next largest category of future development (approximately 25%) is single-family homes. Multifamily development that will occur in the MDR and HDR zones will include townhouse and zero lot line development due to adoption of new regulations since the last update. Cottage housing, accessory dwelling units, and other types of infill in residential zones have the potential to increase housing capacity. The remainder of the housing capacity is located within mixed-use zones.

While the Tukwila Urban Center (TUC) has the capacity for over 2,500 potential housing units, there is currently little housing in the TUC and the area is commonly thought of as a commercial, not a residential or mixed-use area. The Tukwila Urban Center Subarea Plan, adopted in June 2014, and revised zoning regulations (see Section III: Planning Context for more information) may help to shift residential development to the TUC.



**Table 13: Housing Capacity by Zoning District, as of 1/1/2014**

Zones	Total Acres of Vacant Land	Expected Units per acre	Total Housing Unit Capacity on Vacant Land <sup>1</sup>	Potential Housing Units on Underdeveloped Sites	Potential Housing Unit Capacity
LDR	155	4.84	633	826	1,459
MDR	12	14.5	145	79	224
HDR	4.64	22	24	116	189
RC	5.27	22	109	0	109
RCC	0.62	14.5	9	0	9
MUO	0.88	14.5	12	5	17
RCM	7.46	14.5	118	3	121
NCC	2.93	17	50	0	50
NCC <sup>2</sup>	4.96	57	280	485	480
TUC <sup>3</sup>					2,714
TVS <sup>4</sup>					700
<b>TOTAL</b>					<b>6,072</b>

1. Excluding Sensitive Areas, Tax-Exempt Properties, and Parcels that do not meet Minimum Lot Size

2. TIB Urban Renewal Overlay Area

3. From the Supplemental EIS for the Southcenter Plan

4. From EIS Alternative 2

## Housing Affordability

Housing expenditures in excess of 30 percent of household income is considered “excessive” and viewed as an indicator of a housing affordability problem. This definition of affordability was established under the United States National Housing Act of 1937. Paying more than 30% of household income on housing means that other necessities such as food and healthcare may not be adequately available to the members of the household. The need for social services to cover other basic needs increases as the percentage of income spent on housing increases. Countywide Planning Policies recognize that there is an unmet need for housing that is affordable to households earning less than 80 percent of area median income (AMI) with the greatest need for households earning 50 percent or less (low) and 30 percent or less (very-low) of AMI.

According to the Countywide Planning Policies, the countywide need for housing by percentage of Area Median Income is:

50-80% of AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply

Tukwila greatly exceeds King County affordable housing targets for residents earning more than 30% AMI, as shown in Figure 15. The existing housing stock also meets resident needs as approximately 26% of Tukwila’s housing is affordable to those earning 31-50% AMI (16.6% of residents), and 38% of housing is affordable to those earning 51-80% AMI (21.5% of residents). However, Tukwila does not meet the County target and there is a huge unmet need for affordable housing for very-low income residents earning less than 30% AMI. Approximately 3.5% of all housing is affordable to Tukwila residents earning less than 30% AMI, while slightly more than 20% of residents fall into this income bracket. Thus, while Tukwila is meeting and exceeding the housing needs of residents earning more than 30% AMI, very-low income residents earning less than 30% AMI have severely limited affordable housing options. Very-low income residents who must pay more than 30% of their income on housing costs are more likely to “double

up” and share units with others to reduce costs, leading to overcrowding, be forced to limit their spending on other necessities such as food and health care, and in extreme cases become homeless.

Tukwila’s affordable housing needs greatly exceed the County’s desired 40% of total housing supply affordable to households with an AMI of 80% or less. Households earning less than 80% AMI accounts for 58.2% of households in Tukwila, as detailed in Table 14. The majority of Tukwila’s housing needs and units available based on income appear to be well matched. The percentages imply that there is an appropriate amount of housing available for most income groups.

The majority of Tukwila’s affordable housing is naturally occurring, meaning market housing prices meet affordability metrics without policies and/or accompanying subsidies. These lower housing prices are often tied to substandard housing conditions, smaller home size, and older housing stock. Thus, Tukwila’s affordable housing is not always quality housing that meets residents’ needs.

**Table 14: Affordable Housing Units**

Housing Affordability: 2006-2010		Percent and Number of Units Affordable for Various Income Groups and Housing Types				
		<30% AMI	31-50% AMI	51-80% AMI	81-120% AMI	>120% AMI
<b>Median Household Income</b>	\$66,174 (King County)	<\$19,990	\$19,991-33,100	>\$33,101-52,939	\$52,940-66,174	>\$66,175
<b>Renter-Occupied Housing Units<sup>2</sup></b>	3982	249	1401	1825	448	59
		6.3%	35.2%	45.8%	11.3%	1.5%
<b>Owner-Occupied Housing Units</b>	3113	0	421	921	921	850
			13.5%	29.6%	29.6%	27.4%
<b>Unoccupied Units</b>	584					
<b>TOTAL</b>		249	1822	2746	1369	909
<b>King County Targets</b>		922	922	1229	NA	NA
<b>Units Excess or (Deficit)</b>	7679	(673)	900	1517	NA	NA

Source: American Community Survey, 2006-2010

Census data (Table 16) illustrate that median household income in Tukwila is close to 25 percent less than King County as a whole, and one-quarter of residents are considered to be in poverty and/or receive income assistance. Poverty levels in Tukwila have more than doubled since 1990.

**Table 15: Comparison of Median Home Value and Median Income**

		Tukwila	King County
Median value of owner-occupied housing units	2008-2012	\$262,900	\$272,900
Per capita income in past 12 months (2012 dollars)	2008-2012	\$20,750	\$30,661
Median household income	2008-2012	\$43,333	\$59,374
Persons below poverty level, percent	2008-2012	25.0%	12.9%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Table 16: Employment Status and Income Assistance**

	Estimate	Percentage (%)
In labor force	9,975	68.9
Employed	8,852	61.1
Unemployed	1,046	7.2
Not in labor force	4,501	31.1
With Supplemental Security Income	381	5.2
With cash public assistance income	431	5.9
With Food Stamps/SNAP benefits in last 12 months	1,643	22.5

Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Table 17: Families and People Below the Poverty Level**

	Percentage (%)
All families	21.6
With related children under 18 years	30.8
All people	25.0
Under 18 years	39.6
18 years and over	19.8
18 to 64 years	20.2
65 years and over	16.1

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Given Tukwila’s relatively low median household income, and high poverty rates, many residents are cost burdened by housing prices despite the existing affordable housing.

According to the 2000 Census, nearly 60 percent of Tukwila renters were able to afford their units based on a standard of paying no more than 30 percent of income for rent and utilities. However, 38 percent of renters still struggled with housing costs, paying more than 30 percent of their incomes. Sixteen percent were severely rent burdened in that they had to pay 50 percent, or more, of their incomes for housing costs. The 2010 Census data show that housing affordability has become more difficult since 2000. The percent of Tukwila renters who pay no more than 30 percent of income for rent and utilities has decreased to approximately 49 percent, with 20 percent who are struggling by paying 30%-50% of their incomes on housing costs, and 31 percent severely rent burdened by having to pay 50 percent or more of their incomes on housing costs. This is a very similar renter profile to that of other South King County cities and the county as a whole. (Auburn, Burien, Des Moines, Federal Way, Kent, Renton, and SeaTac).

Overall, average housing costs – \$1191 for monthly rent or \$992 for monthly housing payments for a three bedroom unit – in Tukwila are affordable to households making 80% AMI, or about \$33,120. Approximately 43% of Tukwila residents make at least 80% AMI or a minimum hourly wage of \$16.56. Many of the common occupations in Tukwila pay less than \$16.56, these include<sup>3</sup>: cashiers: \$13.55; childcare workers: \$11.59; food service workers: \$12.25; and retail salespersons: \$15.28. In addition to maintaining and preserving affordable housing, economic development efforts can also promote occupations that provide a wage needed to afford market rate housing. These occupations include: bookkeeping clerk: \$20.53; medical assistant: \$18.75; machinists: \$25.82; and painters: \$19.86.

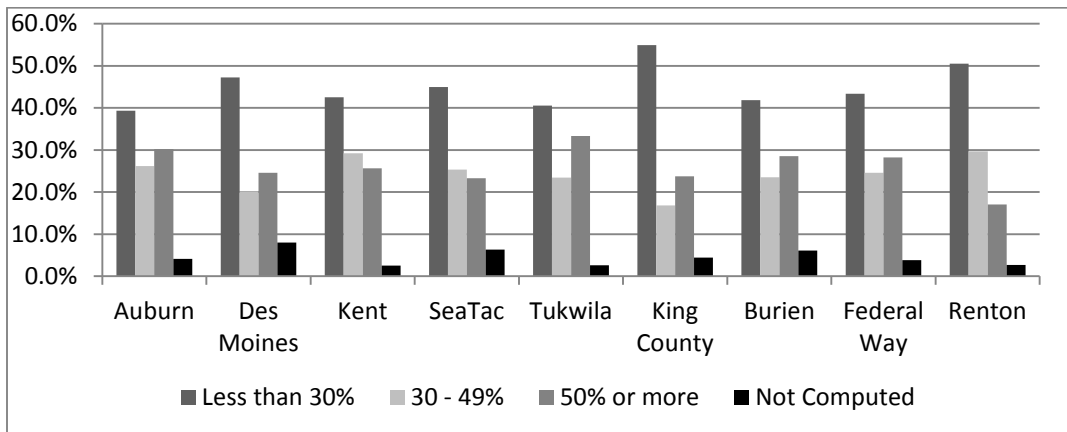
<sup>3</sup> Washington State Employment Security Department, 2013 Occupational employment and wage statistics

**Table 18: Percentage of Housing Cost Burdened Renters**

	2000 Census	2010 Census
AFFORDABLE: Percentage of renters paying less than 30% of income for rent and utilities	60%	49%
STRUGGLING: Percentage of renters paying 31-50% of income for rent and utilities	24%	20%
SEVERELY RENT BURDENED: Percentage of renters paying more than 50% of income for rent and utilities	16%	31%

Source: U.S. Census, 2000, 2010; Note: Reporting methods inconsistent between 2000 and 2010 Census

Housing cost burden in Tukwila is consistent with King County as a whole. Figure 14 illustrates that both renters and owners earning less than 30 percent of AMI are overpaying for housing and are burdened by housing costs.

**Figure 14: Gross Rent as a Percentage of Household Income**

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Thus, while the City is currently meeting, and often exceeding, State and County mandated housing affordability targets, there is still an unmet need for housing for residents making less than 30 percent of the Area Median Income (AMI) and an oversupply of housing for residents making 50 to 80 percent AMI. Review of data highlights that policy should be reevaluated to better promote a more accurate distribution of housing among AMI categories.

The lack of affordable housing for householders earning less than 30 percent of the AMI is consistent throughout King County, and is especially prevalent in South King County cities. In South King County, approximately 49 percent of all renters and home owners pay more than 30 percent of their income for housing. 92 percent of very low income renters – households earning less than 30 percent AMI – are cost burdened. This is the highest percentage of any region in King County.

## Special Needs

Since adoption of the 1995 Plan, comprehensive changes were made in regulations relating to housing. The de-institutionalization of persons with mental and physical handicaps and the resulting proliferation of alternative living

arrangements occurred throughout the country in the later quarter of the 20<sup>th</sup> century. Discrimination by local communities, or the prohibition for these types of living facilities, led to an amendment to the Federal Fair Housing Act and related State statute that identified people with physical, mental handicaps and people with addictions, as protected citizens.

Tukwila responded with changes to its local regulations to eliminate definitions of who and how many people may live in a dwelling. Housing for persons with handicaps is treated no differently than housing for families or other unrelated individuals. Amendments were also made specifying where essential public facilities, such as correctional facilities; transitory housing for convicted criminals; shelters for abuse victims and the homeless may be located.

Of Tukwila's 19,107 residents, 18,876 live in households. 1,913 live with relatives other than spouse and/or child and 1,729 live with non-relatives. 231 people live in group quarters of which 138 are non-institutionalized. 2,382 households have residents 18 years old or younger and 1,160 have residents 65 years and over. The average household size is 2.64 people. 2,158 residents have a disability.

### **Seniors**

While 13.2% of the nation is age 65 and over, King County and Tukwila trail that trend with 12.3% and 8% respectively (US Census, 2010). King County's population projections indicate that the County's elder population will comprise nearly 25% of the total population by 2025. Additionally, the population of people age 85 and older will nearly double by 2025. 17.7% of Tukwila's current population is 50-64 years old which supports the elder population projection for the County.

This demographic trend may increase demand for smaller housing units for seniors as they move from larger homes more convenient to services, and increase the need for universally-designed homes and housing improvements to meet the needs of seniors and people with disabilities.

### **Homelessness in Tukwila**

It is difficult to estimate the number of people who are homeless in Tukwila. King County conducts an annual One Night Count to estimate the number of homeless persons living in the county. In 2012, approximately .45 percent, or 45 people in 1,000 were homeless. This count provides a general picture of homelessness in King County, however, it does not capture the various forms of homelessness including families living in cars, and those temporarily housed with friends or relatives. While the City does not conduct a similar count, the number of children within the Tukwila school district classified as being homeless provides one picture of the issue of homelessness in Tukwila. The number of homeless students in Tukwila has risen dramatically since 2009, as illustrated in Table 20. Tukwila now has the highest percentage of homeless students of any school district in the central Puget Sound region, according to Community Counts data.

**Table 19: Homeless Students in the Tukwila School District, 2009-2014**

School Year	# of Students	Total # of Students in the District	Percentage of Homeless Students (%)
2009-2010	48	2,880	1.6
2010-2011	148	2,883	5.1
2011-2012	242	2,903	8.3
2012-2013	305	2,961	10.3
2013-2014	291	3,000	9.7

Source: OSPI, Washington Report Card, 2009-2014

The McKinney-Vento Act defines homeless children as "individuals who lack a fixed, regular, and adequate nighttime residence." The act provides examples of children who would fall under this definition: sharing housing due to economic hardship or loss of housing; living in "motels, hotels, trailer parks, or camp grounds due to lack of alternative accommodations;" living in "emergency or transitional shelters;" "awaiting foster care placement;" primary nighttime residence is not ordinarily used as a regular sleeping accommodation (e.g. park benches, etc.); living in "cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations..."

Once a student has been classified they remain eligible for services for the full school year. Below are current numbers of students who have been classified as homeless in the Tukwila School District according to the McKinney-Vento Act, as well as historical numbers.

### Transiency

People in Tukwila have been mobile over the last decade. Approximately 26 percent of residents have lived in Tukwila for five years or more. Annual housing turnover is at 31 percent, meaning almost one-third of residents move in a given year. This data only describes a portion of the transiency issue as it doesn't consider why people move. According to the US Census, the main reason people move is for housing-related reasons followed by family issues such as change in marital status and employment. Characteristics with the most significant impact on mover rate include employment status (unemployed move more), incomes (below the poverty line move more) and race (the black alone population had the greatest mover rate nationwide).

Transience and residential stability is an ongoing issue. Over 40 years ago, a 1970 Tukwila Housing Report found that the length of residency was relatively short-term, with the majority (75%) of households having been in their residence less than 10 years.

### Group Quarters

There are a total of 231 group quarters, according to the 2010 U.S. Census. This is over double the number (97) counted in 2004. The majority (110) are other non-institutional facilities. These include: missions; hotels and motels used to shelter people experiencing homelessness; shelters for children who are runaways, neglected or experiencing homelessness; and similar places known to have people experiencing homelessness. Table 20 shows a

breakdown by type of unit in 2004 and 2014. There are no correctional facilities for adults or juvenile facilities, or military quarters in the City of Tukwila.

**Table 20: Group Quarters**

Type	2004	2014
Nursing facility/Skilled nursing facility	8	76
Mental (psychiatric) hospital and psychiatric units in other hospitals	62	17
Emergency and transition facilities for people experiencing homelessness	NA	10
Group homes intended for adults	NA	8
Residential treatment centers for adults	NA	10
Other non-institutional facilities	27	110
<b>Total</b>	<b>97</b>	<b>231</b>

Source: U.S. Census Bureau, 2000, 2010

## Family-Sized Housing

In the last twenty years, the population of Tukwila has grown by nearly 4,500 people from 14,650 to 19,107 people.

Census data shows that household size in Tukwila has also increased over this period, in contrast to the countywide trend of decreasing household size. Owner-occupied units have slightly larger-sized households (2.75 people versus 2.55 people for renter-occupied units) but the size of renter-occupied households has significantly increased (by +0.8/person) since 1994.

## Housing Projections

Planning for future housing needs requires analyzing our existing zoned capacity to determine if our housing target can be accommodated. There is sufficient appropriately zoned land to meet our growth target of 4,800 homes by 2031, as shown in section IV under existing regulations and capacity. Since the last update, the type of new housing development Tukwila has experienced has been almost exclusively single-family. The number of new homes developed per year over the last 10 years was less than 50. Historically, there has been a large mismatch between the City's growth target and the actual number of housing units constructed during the target planning horizon. However, since the last Comprehensive Plan Update, the City adopted a new plan and regulations for its urban center, and new development regulations in the City's redevelopment area on Tukwila International Blvd. Projects that have been approved in these two areas to date and are expected to be built over the next five years have a combined total of over 700 housing units. This development activity suggests the City will be able to make substantial progress toward meeting the housing target over the next 20 years.



**Table 21: Historic Growth, Capacity, and Growth Targets for New Households**

Net New Units Since Last Update (2003-2014)	20 Year Housing Target 2006-2031	Percent Achieved	Remaining Target	Potential Housing Unit Capacity
213 Units (of this, 105 were completed since 2006)	4,800 Units	2%	4,695 Units	6,072 Units

Source: Office of Financial Management Housing Unit and Population Estimate Report (2003-2014)

## VI. CONCLUSION

Based on the quantitative and qualitative data assessed in the Housing Background Report, the following current and potential issues should be addressed in Comprehensive Plan goals and policies, and subsequent zoning code revisions, and other City policies and programs.

### Housing Condition

#### Overcrowding

- Compared with the County, Tukwila has a greater percentage of family households occupied by five or more people, however a large percentage of the City's housing stock are 1-and 2-bedroom homes.
- Overcrowding conditions affect the wear and tear on a home, property, and neighborhood, and increase health and safety concerns for those living in the units.

#### Age

- Most existing single family homes in Tukwila were constructed before 1970, and the majority of multifamily homes were constructed during the 1960's, '70's, and '80's.
- An aging housing stock can increase the character of a neighborhood, but older homes typically require more money for maintenance. Many residents are already burdened by other economic stressors and do not have the resources to adequately maintain their homes.

#### Condition and Cost

- The majority of Tukwila's affordable housing is naturally occurring, meaning market housing prices meet affordability metrics without policies and/or accompanying subsidies. These lower housing prices are often tied to deteriorating and substandard housing conditions, smaller home size, and older housing stock. Thus, Tukwila's affordable housing is not always quality housing that meets residents' needs.

### Housing Affordability

- While Tukwila has traditionally been sought out for its affordable housing prices, rents and mortgage payments are rising and are a cost burden for many residents. More than half (50.2%) of residents pay more than 35% or more of their income on housing.
- There is an unmet need for housing for very low-income residents earning less than 30% of the area median income (AMI). Approximately one-fifth of residents earn less than 30% AMI, yet only slightly less than 4% of housing is considered affordable for these residents.

- Residents who pay more than 30% of their income on housing costs are more likely to “double up” and share units with other to reduce costs, leading to overcrowding, be forced to limit their spending on other necessities such as food and health care, and in extreme cases become homeless.

### **Length of Residency**

#### Home Ownership

- Less than half of housing units in Tukwila are apartments, but almost 60% of housing units in the City are renter-occupied.
- Tukwila has an estimated 2.9% foreclosure rate, more than double the County rate of 1.2%.

#### Tenure

- Annual housing turnover is at 31%, meaning almost one-third of residents move in a given year.
- Tenure is an ongoing issue. A 1970 Tukwila Housing Report found that the majority of households (75%) had been in their residence for less than ten years.