

HOUSING

WHAT YOU WILL FIND IN THIS CHAPTER:

- Estimates of current and future housing needs.
- Policies to preserve and improve the existing housing stock; encourage new housing that meets the community's needs; and develop thriving, equitable neighborhoods.
- Strategies to encourage housing that is affordable to all income levels and for all current and projected residents in our community.

PURPOSE

~~The This~~ Housing Element describes how Tukwila's housing needs will be satisfied through ~~2022~~2031. Projected housing needs were determined by a joint committee of cities and the County, as required by state law. ~~These~~The importance of these needs were ~~refined-~~defined~~highlighted through in the development of the C~~the Vision Tukwila, Tukwila Tomorrow processes and the City Council Residential Revitalization program's 2012 Strategic Plan and guided by the Community Conversations outreach efforts of the 2015 Comprehensive Plan update. This element is based on a detailed analysis of Tukwila's housing needs contained in the Housing Background Report.

Tukwila will continue to grow over the next twenty years, projecting to accommodate an additional 4,800 households and 15,500 new jobs by 2031. The goals and policies presented here identify the steps the City of Tukwila can take in response to the housing issues found within our community. -These steps are needed~~necessary to plan for growth that will not create~~reduce barriers for that prevent modest wage workers to from living near their work or transit, to ensure the sustainability and vitality of the existing housing stock, and to preserve housing that is affordably priced to be affordable for low income households. Tukwila's growth and future must include polices that create thriving, equitable neighborhoods and homes where all people have the opportunity to live in a safe, healthy, affordable home in thea city of opportunity and the community of choice.

~~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~~

ISSUES

In developing the ~~goals and policies to meet these goals for this Housing Element~~, the following ~~overall 20-year housing and household growth was forecast issues were identified~~ for Tukwila ~~outside the Tukwila Urban Center~~:

Housing Affordability

~~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 the Housing Background Report 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 of the AMI face the greatest struggle to find affordable housing.~~

Commented [EB1]: Because poverty is increasingly moving to the suburbs, because rents have gone up and wages haven't, because we have programs that subsidize homeowners like mortgage interest deductions that are far greater than housing subsidies for limited income folks.....

~~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 below regional averages costs. Because future housing development will likely include redevelopment of existing affordable housing and the development of new higher cost housing in the Urban Center, 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 will not provide an adequate quantity or of good quality of housing.~~

Housing Condition

~~Most existing single-family homes in Tukwila were constructed before 1970 and the majority of multifamily homes were constructed between the 1960s-1980s. 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 such as paying more than 30% of their income on the for housing-housing. 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 a~~

result of deteriorating and substandard housing conditions, smaller home size, and older housing stock.

Home Ownership Options

Having a range of housing types to choose from encourages home ownership. This in turn supports longer term residency and neighborhood stability. Home ownership is relatively low among Tukwila residents, and is decreasing. While less than half of the housing units in Tukwila are apartments, almost 60% of housing units in the City are renter-occupied. The majority of the City's housing stock consists of older 2 bedroom single-family homes and apartments in large multi-family developments. This range of housing options does not accommodate residents in all stages of life, including young adults, multigenerational families, and older adults hoping to "age in place."

GOALS AND POLICIES

These housing goalsThe following goals and policies guideare Tukwila's approach to meeting the challenge of revitalizing residential neighborhoods and encouraging new housing development while maintaining affordable housing and meeting the needs of low-income and special-needs households.

Goal 3.1 **The City of Tukwila Continue to provides** 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 to meet the regional growth target of 4,800 new housing units by 2013.

3.1.2 Establish 6.7 dwelling units per acre (6,500 square foot lots) as a maximum for single family neighborhoods. Explore adopting smaller lot sizes in neighborhoods where the historical lot pattern is smaller than the established 6.7 dwelling units per acre (6,500 square foot lots).

Implementation Strategies

- Meet with residents and property owners at the neighborhood level to establish desired lot area maximums for the individual neighborhoods.
- Consider flexible zoning standards to allow prevailing lot size to remain and smaller lot sizes to be allowed if desired. Establish parameters for design for design characteristics such as height, lot coverage, home design features, and setbacks are provided.

December 2008 City of Tukwila Comprehensive Plan – Housing Element

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

Goal 3.2 The City of Tukwila Continue to provide the City's fair share of affordable housing, has safe, healthy, affordable homes for all residents in Tukwila.

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.~~

Commented [LB2]: Moved to 3.2.6

~~3.2.4 Continue providing Tukwila's fair share of future regional low- and moderate-income housing.~~

~~3.2.51 Provide low income housing throughout the City to allow for diverse, equitable neighborhoods. 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.~~

Commented [SM3]: Incorporated into 3.2.2

~~3.2.72 -Encourage a full range of housing opportunities for all population segments by through actions including, but not limited to, revising the Tukwila's zoning map and development codes as appropriate, to provide enable a range-wide variety of housing types to be built.~~

~~3.2.3 Provide sufficient land that is appropriately-zoned 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-conditions that appropriately integrate them into existing neighborhoods, which appropriately mitigate the unique impacts such housing potentially creates.~~

Commented [JR4]: How is this different from 3.2.2? Can they be combined

~~3.2.4 Work with the owners and managers of Tukwila's new and existing permanent or long-term low-income housing to maximize to maximize its desirability -long-term affordability and connection with the community.~~

Commented [LBSR4]: I think 3.2.3 refers to zoning land for uses while 3.2.2 is housing type.

~~3.2.5 Develop affordable housing preservation programs and strategies.~~

~~3.2.6 Produce a “State of Housing” report every six years Periodically review on housing regulations and programs to ensure that housing programs, such as are achieving their intended purpose and review household data regularly to ensure that housing opportunities for all income levels are available.~~

Commented [LB6]: Consistent with CPP H-17, 18: Measure Results

~~3.2.7 Pursue revenue stream opportunities to establish a housing trust fund for 1) first time home buyers, 2) acquisition of foreclosed homes, 3) additional funds for minor home repair, 4) other unmet housing needs.~~

~~3.2.7 Support the creation and preservation of Make-Make alternative and affordable housing options available for residents currently living in substandard housing, such as pre-HUD code mobile homes.~~

~~3.2.8 Support the acquisition of housing developments by private and public affordable housing groups by acting as a facilitator between affordable housing groups and property owners to aid in the preservation of affordable housing.~~

Implementation Strategies

- ~~▪ Allow an attached accessory dwelling unit, a duplex, or a two-unit condominiums/townhouse in single family zones on all lots that meet the minimum lot area with when 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 satisfying various appearance and performance criteria related to impacts on adjacent properties are - satisfied.~~
- ~~Promote mMixed-use developments with ground-level commercial space and -residences at and above the street level in specified areas.~~
- ~~Allow Using lessons learned, reinstate the limited demonstration projects such as for clustered or cottage housing and allow limited demonstration projects for innovative housing types not currently supported in the code.~~
- ~~— Explore increasing density in areas supported by transit or in proximity to high-employment areas.~~
- ~~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.~~
- ~~Identify specific projects, sites, and uses of publically-owned land for affordable housing development.~~

Commented [MB7]: Is this defined?

Commented [LB8R7]: High employment areas defined by PSRC Growing Transit Communities Opportunity Mapping

- ~~Develop specific statements of where, what, and regarding location, type, and the characteristics of desired affordable housing to present to local non-profit developers.~~

~~Implement a 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.~~
- ~~financially financial Implement a for a Minor Housing Repair Assistance Program.~~
- ~~Facilitate the inclusion of supportive services, including but not limited to economic development. Strive to include supportive services, including but not limited to, employment training and/or other economic development services, in affordable housing programs.~~
- ~~Encourage and support methods to preserve affordability including price caps on market rate housing to result in affordable housing in the future~~
- ~~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~~
- ~~Partner with non-profit organizations and for-profit developers to acquire, and rehabilitate, construct, preserve, and maintain permanent affordable housing and support services.~~
- ~~Explore and develop incentive zoning, tax credits, tax-exempt bonds, tax-exemption of impact fees, a housing trust fund, or other tools to develop or maintain affordable housing that meets the needs of the community.-~~
- ~~Support staffing at the regional City level, in the form of a Housing & Neighborhood Planner position, to work collaboratively with the the Planning, Code Enforcement, and Human Services divisions. This position would aid in the achievement of--identified housing needs. Responsibilities could include -needs by: pursuing and overseeing grant opportunities,; developing relationships with for profit and non-profit stakeholders for city and regional affordable housing development,; increasing representation in regional efforts to fund affordable housing, supporting land use and rental housing programs that encourage improving to improve the condition of affordable housing for Tukwila’s residents, and developing establishing a neighborhood council/liaison program.-~~

Commented [RF9]: Already covered... See Roles and Responsibilities element, p. 15-9 implementation strategy #4, "Support Tukwila's crime-free multi-family and crime-free hotel/motel programs"

Commented [RF10]: Already covered... See Roles and Responsibilities element, p. 15-9 implementation strategy #3, "Continue to fund housing weatherization and rehabilitation programs."

Commented [LB11]: This supports an ongoing effort by the Housing Development Consortium to establish a regional housing planner position for South King County.

Goal 3.3 The City of Tukwila supports and collaborates with other jurisdictions and organizations to assess housing needs, coordinate funding, and preserve and create affordable housing opportunities.

Commented [LB12]: Consistent with CPP H-14, 15, 16: Regional Cooperation

Policies

3.3.1 Support the equitable distribution of regional funds, such as Community Development Block Grants and other federal, state, and county funding, to support needed affordable housing, and the distribution of these units across the region.

Commented [RF13]: Equitable distribution of needed facilities across the region is covered by Goal 15.2. Although publicly-funded affordable housing is not specifically discussed, the concept of equitable distribution is addressed through a discussion of essential public facilities in policies 15.2.1 and 15.2.2, and public capital facilities in 15.2.3.

3.3.2 In a “State of Housing” report periodically review regional low-income housing goals to evaluate the City’s compliance with regional standards and to ensure that the City’s affordable housing units are being preserved and maintained. Adjust policies as need if affordable housing goals are not being met.

3.3.3 Continue supporting very-low, low- and moderate-income housing to address the countywide need by supporting regional affordable housing development and preservation efforts.

Commented [LB14]: Consistent with CPP H-2: Focus on housing for below 30% AMI

Implementation Strategies

- **Partner with other jurisdictions to support regional funding for affordable housing serving that serves homeless individuals and families, and those earning less than 30% of the area median income**
- **Engage with non-profit developers and King County to pursue Federal and philanthropic funds for affordable housing**
- **Continue collaboration Enhance and encourage effective partnerships between land use planners and human service planners**
- **Foster relationships with owners of privately-owned multi-family housing to encourage their participation in voucher programs and partner with them to preserve and enhance safe, healthy, and affordable housing options**
- **Support and encourage legislation at the county, state, and federal level that promotes affordable housing goals**

Commented [RF15]: This covered by policy 15.1.2

Commented [RF16]: Covered by Goal 15.3, policy 15.3.1 and strategy 1, page 15-13.

Goal 3.34 The City of An-Tukwila has an improved and continually improving housing stock in support of enhanced neighborhood quality.

Commented [LB17]: Consistent with CPP H-11: Housing Maintenance

Policies

- ~~3.3.1 Support residential weatherization and rehabilitation programs with advice from City staff.~~
- ~~3.3.24.1 Support the maintenance, weatherization, rehabilitation, and long term preservation of existing housing for citizens of low and moderate income, citizens through a publicly assisted housing repair programs and weatherization programs.~~
- ~~3.4.2 Continue to improve the health condition of rental housing through administration of the rental licensing program.~~
- ~~3.4.3 Provide adequate Ensure that residential neighborhood infill and redevelopment is not hampered because of inadequate water, sewer, storm water management, and streets to support and encourage neighborhood infill citywide, and and is encouraged in especially in neighborhoods that are rich in job, transit, and affordable housing opportunities.~~
- ~~3.4.4 Adopt Ssewer policy and plan that prioritizes replacing septic tanks with sewers without creating undue financial hardship; explore a housing trust fund to help low income residents connect to the sewer.~~
- ~~3.4.5 Develop a water plan and policy that ensures adequate water quality, pressure, and quantity is provided without creating severe financial burdens on residents.~~
- ~~3.4.6 Develop a stormwater policy that places high priority on solving existing problems in residential areas.~~
- ~~Increase procedural efficiency and streamline codes to allow maintenance and upgrades with fewer permits and regulations.~~

Commented [RF18]: Roles and Responsibilities implementation strategy, p. 15-9 "Continue to fund housing weatherization and rehabilitation programs."

Commented [RF19]: This is addressed in the Utilities element...Utilities Goal 12.1 generally covers this. See also 12.1.1, 12.1.2 and 12.1.3 & especially 12.1.10.

Commented [RF20]: Moved to Implementation Strategy section

Commented [RF21]: Policy 15.1.13 covers this. See also "Roles and Responsibilities" implementation strategies 1 thru 5, p. 15-11.

Implementation Strategies

- ~~▪ Provide and help market publicly assisted housing repair programs and weatherization programs.~~
- ~~▪ Create efficiencies in processIncrease procedural efficiency and streamline codes to allow maintenance and upgrades with a minimum of fewer permits and regulations.~~
- ~~— Explore creating waivers of certain fees for low income property maintenance subject to income restrictions and preservation of low income units.~~

Commented [LB22]: No longer relevant as \$20 residential permit now available, TMC 16.04.250 (G)

- ~~• 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.
- Advocate for rRehabilitation and weatherization programs for rental units.
- Continue the Residential Rental Licensing and Inspection Program.
- Partner with non-profits to facilitate the purchase and upgrade of poorly maintained rental housing.
- Support the education of tenants about cost-efficient choices they can make to improve the health of their housing.
- Educate property owners about available resources they can access to improve their rental housing.
- Explore establishing a Housing Trust Fund to assist low-income homeowners connect to sewer.

Commented [RF23]: Is there an such a thing?

Commented [LB24R23]: Yes, the City has adopted the IPMC and uses it as the basis for the Rental Housing Inspection Program.

~~Develop a 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

- ~~• sSewer policy and plan that prioritizes replacing septic tanks with sewers without creating undue financial hardship; including explore a housing trust fund to assist help low income residents get hooked up to connect to the sewer.~~
- ~~• Develop a wWater policy plan and plan policy that ensures adequate water quality, pressure, and quantity is provided without forcing residents out of their housing creating severe financial burdens on residents.~~
- ~~• Develop a sStormwater water policy that places high priority on solving existing problems in residential areas, problems.~~
- ~~• Residential street program.~~

Goal 3.45 The City of Tukwila includes aA full range of housing for persons in all stages of life and for all members of our community.

Policies

- 3.45.1 ~~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. Adapt housing design standards to address the needs of all populations.~~
- 3.45.2 ~~Assist in providing residents of the community with the human services, economic development, and transportation needed to increase access to housing options. they need in order to avail themselves of housing opportunities.~~
- 3.5.3 ~~Continue to develop relationships with populations that have been historically underserved and continue to support investment to better serve their needs. support continuing the investment of resources to better serve the needs of these populations.~~

Commented [RF25]: Already addressed by federal ADA standards? Policy reworded to be more inclusive, rather than highlighting differences.

Commented [EB26]: Is this a bigger issue of how we address poverty, besides assisting one resident at a time? Maybe another way to say looking at the interdependencies between ed, human services and transportation to increase access to range of housing options?

Commented [RF27]: Generally covered by Roles and Responsibilities policies 15.1.3 & 15.1.4. See also implementation strategies 1, 2, 3 p. 15-6.

Commented [RF28]: Please specify what's /who's meant by "underserved," and in what way. See Roles and Responsibilities 15.1.16 & Community Image 1.2.4

Commented [RF29]: See Roles and Responsibilities p. 15-11, implementation strategy 11

Implementation Strategies

- ~~Continue to support the~~ Develop a Community Connector/Community Liaison program.
- Pursue collaborations and meaningful dialogue with organizations that work with diverse and historically underserved populations.
- Continue to coordinate City planning and programming among departments as related to housing options and access.

Commented [RF30]: Policy 15.1.2

Goal 3.56 Increase long-term residency in the City.

Improved neighborhood quality by reducing the transient nature of neighborhoods.

Policies

Policy

- 3.56.1 ~~Increase long-term residency in the City. Encourage long-term residency by improving neighborhood quality, health, and safety.~~
- 3.6.2 ~~Encourage long-term residency by providing a range of home ownership options.~~
- 3.6.2 ~~Utilize appropriate zoning to limit short term rentals.~~

~~December 2008~~10

City of Tukwila Comprehensive Plan – Housing Element

3.6.3 Support neighborhood associations and groups that actively work to improve neighborhood quality and strengthen sense of community within the neighborhood.

3.6.4 Continue and expand ~~Explore~~ partnerships with the school districts serving Tukwila students, in support of programs that seek to improve school performance and student success.

Implementation Strategies

- Provide and help market private and public assistance and education programs for first time homebuyers.
- ~~Neighborhood focal points.~~
- Public spaces.
- Design guidelines.
- Crime-free multi-family housing program.
- Development regulations.
- ~~Support *Night Out Against Crime* and *Block Watch* groups.~~
- Develop small neighborhood grants for clean-up and community-building events.
- ~~Explore staffing the creation of creating and supporting a supporting a neighborhood liaison program to facilitate help develop neighborhood associations. development.~~
- Include shared public spaces in new public buildings in neighborhoods that allow neighborhoods gatherings
- Develop a program that allows street closures for block parties.
- Develop a neighborhood block party “kit” for community use to encourage neighborhood interaction.

Commented [EB31]: Support of programs that address the holistic needs of families, so that their students will thrive academically. We already have partnerships, with human services, parks and rec, with the district – so maybe the word is Continue and expand

Commented [RF32]: Addressed thru Roles and Responsibilities implementation strategies #5 and 6, p. 15-6. Other implementation strategies address partnerships w/schools for other types of support. See also Policy Community Image policy 1.3.8

Commented [RF33]: See Community Image and Identity, policy 1.1.1, and implementation strategies

Commented [RF34]: Policy 1.1.4

Commented [RF35]: Addressed in Roles and Responsibilities, Implementation strategy #4, p. 15-9

Commented [RF36]: Covered by Roles and Responsibilities implementation strategy 3, p. 15-8

Commented [RF37]: See Policy 15.1.7