



INFORMATIONAL MEMORANDUM

TO: **Community Development and Neighborhoods**
 FROM: **Jack Pace, DCD Director**
 BY: **Nora Gierloff, Deputy DCD Director**
 CC: **Mayor Ekberg**
 DATE: **May 14, 2019**
 SUBJECT: **Update on Housing Issues**

ISSUE

What additional actions should Tukwila take to support a range of quality, affordable housing options for our diverse population?

BACKGROUND

Tukwila has had a longstanding concern about the housing challenges faced by its residents. These include decreasing affordability as development pressures escalate, declining housing quality, lack of family sized rental units, and few units affordable to those making 30% or less of Area Median Income (AMI). The Housing Element of the Comprehensive Plan in Attachment A lists the City's goals, policies and recommended implementation strategies for housing.

Over the last few years Tukwila has seen the following housing development:

Project Name	Units	Address	Description
Completed			
Airmark Apartments	343	223 Andover Pk E	Market Rate, All Ages
Tukwila Village D	68	14400 TIB	Affordable, Seniors
Tukwila Village E	125	4450 S 144 th St.	Affordable, Seniors
2018 Single Family	18	Various	Market Rate
	554		
Under Construction			
Tukwila Village A	84	14200 TIB	Mixed Income and ages
Marvelle Southcenter	166	407 Baker Bl.	Market Rate, Seniors
Osterly Townhouses	23	3429 S. 144 th St	Market Rate
	273		
Issued			
Quail Park	121	13112 Military Rd S	Market Rate, Assisted Living
2019 Single Family	6	Various	Market Rate
	127		
In Permit Review			
Holden Southcenter	134	112 Andover Pk E	Market Rate, Assisted Living
Proposed			
Bellwether Apartments	112	37XX S. 152 nd St.	Affordable, All ages
Homestead Houses	18	3118 S 140 th St	Mixed Income, All ages

In 2017 the City Council held a Housing Policy Work Session to review and prioritize actions to address housing affordability, creation and quality. Based on that policy direction staff has continued to address housing issues as time and resources permit.

Schedule	Future Actions	Department
Ongoing	Public Private Partnerships - Tukwila Village, Bellwether Apartments, Homestead Houses	DCD
2018/2019	Tukwila International Boulevard Code Amendments	DCD
To follow TIB Change	Multi-Family Tax Exemption –Pilot program in Urban center, TIB to follow	DCD/ED
On hold for TIB	Allow Duplex/Townhomes in LDR by Neighborhood - possibly as transition zones between commercial and LDR	DCD
Budget Dependent	Reducing Low Density Residential Lot Size by Neighborhood or Change to 6,000 SF Citywide	DCD
To follow Homestead	Housing Options Ordinance for Cottage/Compact Homes	DCD/ Consultant

Completed Actions

2019	Joined SKHHP through interlocal agreement	Administration
Update 2018 Amnesty 2019	Update to Accessory Dwelling Unit zoning standards, followed by an amnesty period and registration requirement	DCD
Adopted 2018	Parks and Fire impact fees and development permit fees may be reduced for affordable housing with 2 or more bedrooms or that serve tenants with incomes lower than 50% of median, TMC Chapter 16.	DCD/PW/ Parks/Fire
Held July 2017	Tenant Rights Education Workshop – General and Mobile Home	Human Services
Adopted 2017	Source of Income Discrimination prohibited, TMC 8.47	Administration
Adopted 2010	Residential Rental Business License and Inspection Program	DCD
Adopted 2006	Relocation assistance for tenants required when displaced due to owner action, TMC 8.46	
Adopted 1998	Higher density and lower parking allowed for senior citizen housing developments	DCD

Tukwila’s rental housing licensing and inspection program has played a significant role in maintaining and improving the condition of the City’s housing stock. The vast majority of affordable housing is in older, privately owned buildings that require ongoing maintenance and repair. Regular inspections ensure that owners are reinvesting in their properties and thus preserving this housing.

DISCUSSION

In order to create affordability, the gap between market costs and affordable rents needs to be bridged by direct financial contributions, in kind contributions such as land donation or fee waivers, and reductions in construction cost by modifying development standards such as density or parking. Following are the main options for increasing the supply of affordable housing:

1. **Regional Policy Action** Contributing funds and support to the South King Housing and Homelessness Partnership as they address regional housing concerns and pursue additional funding tools. It is possible that as SKHHP develops capacity it could take on a role similar to ARCH in direct ownership or housing development;

2. **Direct and Indirect Funding** Offering land and/or funding (impact fee reductions, Multi-Family Tax Exemption (MFTE), or direct contributions) to encourage other agencies and non-profits to develop housing, such as SHAG at Tukwila Village;
3. **Lowering Development Costs** Using development agreements to modify Zoning standards on a case by case basis (Tukwila Village, Bellwether and Homestead) or making overall Code changes to encourage private development such as the Accessory Dwelling Unit ordinance or the senior housing standards. The last major housing project to be developed using Tukwila's current Multi-Family Design Standards, recreation space requirements and parking standards was The Peaks Condominiums in 1995. It is unlikely that new projects will be developed at the densities permitted in MDR and HDR zoning, especially combined with requirements for 400 square feet of recreation space and two parking spaces per unit including one-bedrooms. Building and Fire Codes could also be reviewed to identify opportunities for cost reduction;
4. **Inclusionary/Incentive Zoning** Inclusionary zoning requires that market rate housing projects either include a certain percentage of affordable units or pay a fee-in-lieu for development of affordable housing elsewhere. This requires robust market forces that allow projects to be profitable even after this additional expense. The TUC Zone offers a height incentive to projects that include affordable housing units; and
5. **Direct Housing Development and Preservation** Purchasing, remodeling and managing existing units and/or developing new housing ourselves similar to the actions of the Renton and King County Housing Authorities.

The Council will have the opportunity to explore affordable housing issues in more depth at the Short Course on Affordable Housing scheduled for May 29th. The Regional Affordable Housing Task Force has developed a summary of their final report that identifies recommended strategies, see Attachment B. Tukwila could draw from these to identify actions tailored to our city's needs.

FINANCIAL IMPACT

Varies based on proposed actions. Having a consultant prepare a market summary, overview of the regional housing landscape, and develop housing strategy recommendations tailored to Tukwila would cost approximately \$15,000 to \$20,000.

RECOMMENDATION

Information only in preparation for the Short Course on Affordable Housing sponsored by the Department of Commerce. This issue could then return to CDN for continued discussion on preferred strategies and actions.

ATTACHMENTS

- A. Tukwila Comprehensive Plan Housing Element
- B. Regional Affordable Housing Task Force Final Report Summary

CHAPTER THREE HOUSING

TUKWILA COMPREHENSIVE PLAN



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; and
- Strategies to encourage housing that is affordable to all income levels and for all current and projected residents in our community.

PURPOSE

This Housing element describes how Tukwila's housing needs will be satisfied through 2031. Projected housing needs were determined by a joint committee of cities and the County, as required by State law. The importance of these needs was highlighted in the development of the City'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, projected to accommodate an additional 4,800 households and 15,500 new jobs by 2031. By 2035, Tukwila is projected to accommodate an additional 768 households and 2,480 new jobs, for a total of 5,568 new households and 17,980 new jobs over the next twenty years. Tukwila's zoning can accommodate this projected growth as the City has capacity for over 6,000 new housing units. 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 necessary to plan for growth that will ensure the sustainability and vitality of the existing housing stock, to reduce barriers that prevent low- and moderate-income households from living near their work or transit, and to preserve housing that is affordably priced for all households, including low-income households. Tukwila's growth and future must include policies that create thriving, equitable neighborhoods where everyone has the opportunity to live in a safe, healthy and affordable home in the city of opportunity and the community of choice.

WHAT IS AFFORDABLE HOUSING?

Total housing expenditures in excess of 30% 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.

Average housing costs in Tukwila – \$1,191 for monthly rent or \$992 for monthly housing payments for a three-bedroom unit – are affordable to households making at least 50-80% AMI, about \$33,120 annually or \$16.56 per hour.

Many of the common occupations in Tukwila pay less than \$16.56 per hour; these include cashiers, \$13.55; childcare workers, \$11.59; food service workers, \$12.25; and retail salesperson: \$15.28.

Occupations that provide a wage needed to afford market rate housing include bookkeeping clerk, \$20.53; medical assistant, \$18.75; machinist, \$25.82; and painter, \$19.86.

(Washington State Employment Security Department, 2013)

ISSUES

In developing the goals and policies for Tukwila’s Housing Element, these issues were identified.

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 of the AMI face the greatest struggle to find affordable housing.

The majority of Tukwila’s affordable housing is ‘naturally occurring,’ meaning that factors such as location and age of the home result in below regional average 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, efforts to address the lack of affordable housing for residents earning less than 30% AMI 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 will not provide an adequate quantity, as defined by King County affordable housing targets, of quality affordable housing.

HOUSING CONDITION

Most existing single-family homes in Tukwila were constructed before 1970 and the majority of multi-family homes were constructed between the 1960s–1980s. 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 for 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 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. Based on 2010 US Census data, 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 two-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, older adults hoping to “age in place,” and older adults looking to downsize.

COUNTYWIDE AFFORDABILITY TARGETS

King County’s Countywide Planning Policies recognize there is an unmet need for housing that is affordable to households earning less than 80% area median income (AMI), with the greatest need for households earning 50% or less of the AMI. According to the Countrywide Planning Policies, the Countywide need for housing by percentage of AMI is:

50–80% AMI (moderate income)	16% of total housing supply
30–50% AMI (low income)	12% of total housing supply
Less than 30% AMI (very low income)	12% of total housing supply

HOUSING PROJECTIONS

The Puget Sound Regional Council – the regional planning organization that develops growth projections – estimates that Tukwila will need 4,800 new homes by 2031, and a total of 5,568 new homes by 2035. Historically, there has been a large gap between the City’s growth target and number of housing units constructed. Since the last Comprehensive Plan update, the City adopted a new plan and development regulations for its Southcenter urban center, and new development regulations in the City’s redevelopment area on Tukwila International Boulevard. Over the next five years, approved projects in these two areas are expected to create over 700 new housing units. This development activity suggests the City will make substantial progress toward meeting the housing target of 2035.

GOALS, POLICIES AND STRATEGIES

The following goals and policies guide 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 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 2031.
- 3.1.2** Work with residents and property owners to consider housing options that meet current and future needs.

Implementation Strategies

- With Council feedback, develop and implement a neighborhood outreach process to receive public input from residents and property owners regarding housing development in residential neighborhoods. Outreach may include but is not limited to: Citywide and neighborhood-specific mailings, online and in-person surveys, fliers, open houses and other events.
- Following the neighborhood outreach process, consider flexible zoning standards to promote housing options that meet current and future needs. Establish parameters for design characteristics such as height, lot coverage, home design features and setbacks.

GOAL 3.2

The City of Tukwila has safe, healthy and affordable homes for all residents in Tukwila.

POLICIES

- 3.2.1** Provide zoning that allows a variety of housing throughout the City to allow for diverse, equitable neighborhoods.
- 3.2.2** Encourage a full range of housing opportunities for all population segments, including very low-income households earning less than 30% AMI, through actions including, but not limited to, revising the Tukwila's zoning map and development codes as appropriate, which would enable a wide variety of housing types to be built.
- 3.2.3** Provide sufficient appropriate zoning 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 that appropriately integrate them into existing neighborhoods.
- 3.2.4** Work with the owners and managers of Tukwila's new and existing permanent or long-term low-income housing to maximize desirability, long-term affordability, and connection with the community.
- 3.2.5** Develop affordable housing preservation programs and strategies, including prevention of the displacement of low-income households in areas of redevelopment.
- 3.2.6** Strive to make alternative and affordable housing options available for residents currently living in substandard housing, such as pre-HUD code mobile homes.
- 3.2.7** 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

- Following the neighborhood outreach process, consider allowing a detached accessory dwelling unit in the Low-Density Residential zone on all lots that meet the minimum lot area, when various appearance and performance criteria related to impacts on adjacent properties are satisfied.
- Promote mixed-use developments with ground-level commercial space and residences, at and above the street level in specified areas.
- Using lessons learned and input from the neighborhood outreach process, consider reinstating the limited demonstration projects for clustered or cottage housing, and allow limited demonstration projects for innovative housing types not currently supported in the Zoning Code.
- Using input from the neighborhood outreach process, explore increasing density in areas supported by transit to enhance transit-oriented development, and/or in proximity to high-employment areas.
- Identify specific publically-owned land for affordable housing development.
- Explore acquiring property to land bank (acquiring land and holding it for future development) for affordable housing.
- Develop specific statements regarding location, type and characteristics of desired housing affordable to a variety of incomes, for presenting to local for-profit and non-profit developers.
- Include supportive services, such as employment training and/or other economic development services, in affordable housing programs.
- Partner with non-profit organizations and for-profit developers to acquire, rehabilitate, construct, preserve and maintain permanent affordable housing and support services.

- Explore and develop incentive zoning, a housing trust fund, density bonuses, parking exemptions, deferred or reduced payment of impact fees, multi-family tax exemptions, and/or other tools to develop or maintain affordable housing that meets the needs of the community, specifically units sized and priced for low- and very-low-income residents.
- Participate at the regional level, by supporting a South King County Housing and Neighborhood Planner position to work collaboratively with the Planning, Code Enforcement, and Human



Services Divisions. This position would aid in the achievement of identified housing needs. Responsibilities could include 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 to improve the condition of affordable housing for Tukwila's residents, and exploring establishing a neighborhood council/liaison program.

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.

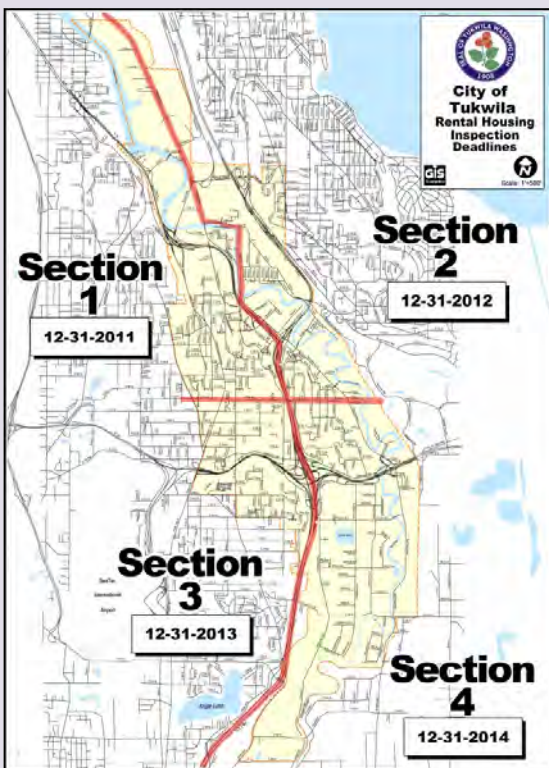
POLICIES

- 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.
- 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 needed if affordable housing goals are not being met.
- 3.3.3** Continue supporting very low-, low- and moderate-income housing as defined by King County income levels, to address the Countywide need by supporting regional affordable housing development and preservation efforts.

RENTAL HOUSING INSPECTION PROGRAM

Implemented in 2011, the Residential Rental Licensing and Inspection Program requires all rental unit owners to obtain an annual residential rental business license and complete an inspection every four years. Rental units must meet code standards, and violations must be addressed within 30 days. The program seeks to improve substandard and unsanitary residential buildings that do not meet State and local housing and technical codes.

The end of 2014 marked the completion 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.



Implementation Strategies

- Partner with other jurisdictions to support regional funding for affordable housing 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.
- 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.

GOAL 3.4

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

POLICIES

- 3.4.1** Continue to improve the condition of rental housing through administration of the Residential Rental Licensing and Inspection Program.
- 3.4.2** Continue to support the maintenance, weatherization, rehabilitation, and long-term preservation or replacement of existing housing for low- and moderate-income residents.

Implementation Strategies

- Enforce the International Property Maintenance Code.
- Advocate for rehabilitation and weatherization programs for rental units.
- Continue the Residential Rental Licensing and Inspection Program.
- Explore adoption and enforcement of the National Healthy Housing Standard.
- Explore partnerships 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 provide assistance to low-income homeowners for connecting to sewer service.

GOAL 3.5

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

POLICIES

- 3.5.1** Adapt housing design standards to address the needs of all populations.
- 3.5.2** Assist in providing residents of the community with the human services, economic development and transportation needed to increase access to housing options.
- 3.5.3** Continue to develop relationships with populations that have been historically underserved, and continue to support investment to better serve their needs.

MINOR HOME REPAIR PROGRAM



The City administers the Minor Home Repair Program, which provides and promotes the repair and maintenance of housing for low- and moderate-income homeowners. The program is funded through a Community Development Block Grant (CDBG). The City receives approximately \$25,000 in annual funding, and 20–25 homeowners use the program every year. While this program is a great resource for residents, Tukwila Human Services estimates the program only meets about 10% of existing need for home repair and maintenance. Additional funding and partnerships can help to improve the look and quality of housing throughout the City.

Implementation Strategies

- Continue to support and expand the 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.

GOAL 3.6

Increase long-term residency in the City.

POLICIES

- 3.6.1** 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 for persons in all stages of life.
- 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 partnerships with the school districts serving Tukwila students, in support of programs that seek to improve school performance and student success.



Implementation Strategies

- Encourage and help market private and public assistance and education programs for first-time homebuyers.
- Continue applying design guidelines.
- Continue applying development regulations.
- Develop small neighborhood grants for cleanup and community-building events.
- Explore creating and supporting a neighborhood liaison program to help develop neighborhood associations.



FAMILY SIZED HOUSING

A city that is good for children is good for all. Family-sized, family-friendly housing units contain more than two bedrooms and include features critical for families, such as areas where family members can gather for meals and other activities, sufficient storage space, a spot for children to do homework, and easy access to outdoor play and recreations space. Many types of low-density housing, such as cottage or clustered housing and duplexes, provide compatible, attractive and affordable alternatives to traditional single-family homes. Allowing a broader mix of housing in single-family neighborhoods – with access to transit and proximity to schools, parks, and other child-oriented infrastructure – can enable and attract a larger number of families with a wider range of incomes to live in Tukwila.



- Develop relationships with existing homeowner and neighborhood associations.
- Include shared public spaces in new public buildings in neighborhoods that allow neighborhood gatherings.
- Develop a program that allows street closures for block parties.
- Develop a neighborhood block party “kit” for community use to encourage neighborhood interaction.
- Work with school districts serving Tukwila students to promote a positive image and reputation of Tukwila’s schools and educational programs.

RELATED INFORMATION

[Washington State Housing Needs Assessment](#)

[VISION 2040](#)

[King County Countywide Planning Policies](#)

[Tukwila Strategic Plan](#)

[Community Conversations](#)

[Housing Background Report](#)



REGIONAL
AFFORDABLE HOUSING
TASK FORCE

Summary of Final Report and Recommendations for King County, WA



December 2018

FIVE YEAR ACTION PLAN

The Task Force recommended a Five-Year Action Plan as a way to spur the region into action quickly. The Action Plan includes seven goals and each goal has a number of strategies to achieve the goal. The Action Plan also identifies specific actions that can be taken in the near term to implement the strategies. While encouraging quick action, the Plan also establishes the structure for ongoing collaboration to carry the work forward past the five-year action plan.

The region should adopt strategies to ensure an adequate housing supply countywide to meet the needs of low-income individuals and families who are cost-burdened. This includes constructing new housing, preserving the quality and affordability of existing housing, and providing subsidies when needed. Public resources should be prioritized for serving households earning 50 percent AMI and below, while also leveraging private investments to support affordability from 50 percent to 80 percent AMI. However, private market participation alone will be insufficient to address the full need at 80 percent AMI and below.¹ These recommendations are not mandates. They are not intended to place limits on local actions or override local control.



¹ With significant public support (reduced land costs and fees and significant density), some markets may be able to incorporate lower affordability into private market developments.



OVERARCHING GOAL:

Strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a priority for serving households at or below 50 percent Area Median Income.



Create and support an ongoing structure for regional collaboration

STRATEGY A: Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)	County	Cities	Housing Committee	State
i. Maintain a website and prepare an annual report to collect data and report on progress toward implementing the Action Plan			✓	
ii. Review and make recommendations to other governing bodies regarding funding/pursuing new and innovative financing strategies, land use policies and State legislative agenda items			✓	
iii. Make recommendations to the GMPC for Countywide Planning Policies updates and to the PSRC's Growth Management Policy Board			✓	
iv. Coordinate support for increased federal funding			✓	
v. Provide technical support to cities and the County and support new and existing sub-regional collaborations			✓	
vi. Review and evaluate the Committee and recommend alternative governance structures if needed to implement the Action Plan			✓	
STRATEGY B: Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing				
i. Support the creation of sub-regional collaborations in all parts of King County	✓	✓	✓	
ii. Fund operations of sub-regional collaborations	✓	✓		
iii. Encourage the growth and success of existing sub-regional collaborations	✓	✓	✓	



Increase construction and preservation of affordable homes for households earning less than 50% area median income



STRATEGY A: The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources to build or preserve 44,000 units in the next five years and track progress toward the goal	County	Cities	Housing Committee	State
i. Identify revenue sources sufficient to support the local share of funding 44,000 units over five years	✓	✓	✓	
ii. Collectively advocate to maintain and increase Federal resources directed toward affordable housing in King County	✓	✓	✓	
iii. Collectively advocate for increased State resources to support affordable housing in King County	✓	✓	✓	✓
iv. Explore unused authority to raise revenue to support the goal of building or preserving 44,000 units over five years	✓	✓	✓	
v. Work with business and philanthropy to increase and effectively leverage private investments in affordable housing	✓	✓	✓	
vi. Pursue strategies to reduce the cost of developing affordable units	✓	✓		
vii. Monitor County and city progress toward raising funds necessary to produce 44,000 units in the next five years			✓	
STRATEGY B: Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities				
i. Expand coordination to identify, acquire and develop property for affordable housing	✓	✓		✓
ii. Track and report progress on REDI fund and Home & Hope			✓	
iii. Identify one or more parcels in their boundaries to prioritize for affordable housing (for-profit or non-profit, new or preserved)	✓	✓		
iv. Develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities	✓			
STRATEGY C: Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale				
i. Identify entity to inventory all large (50+ unit) privately owned affordable multifamily properties at risk of redevelopment or rapid rent escalation	✓	✓	✓	
ii. Measure and monitor progress in preserving privately owned affordable housing through nonprofit or public housing authority acquisition, or other means			✓	



Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

3

STRATEGY A: Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives to be identified by local jurisdictions	County	Cities	Housing Committee	State
i. Provide technical assistance in designing inclusionary/incentive housing programs	✓		✓	
ii. Provide website of example ordinances	✓		✓	
iii. Propose and apply for state planning dollars	✓	✓		✓
iv. Evaluate and update zoning in transit areas in advance of transit infrastructure investments	✓	✓		
v. Evaluate the impact of development fees in transit areas and implement reductions if positive impact found	✓	✓		
vi. Regularly measure implementation against goal	✓		✓	
vii. Coordinate with local housing authorities to use project-based rental subsidies with incentive/inclusionary housing units to achieve deeper affordability	✓	✓		
STRATEGY B: Maximize resources available for Transit Oriented Development (TOD) in the near term				
i. Consider bonding against future Lodging Tax revenues for TOD and use a portion of the funds to incentivize cities to support more affordable housing	✓			
ii. Evaluate potential for the current Transfer of Development Rights program, which preserves rural and resource lands, to incentivize affordability outcomes if a receiving site is within a transit walkshed, among other places	✓			
STRATEGY C: Create and implement regional land acquisition and development strategy				
i. Identify priority “pipeline” of property for acquisition and development	✓	✓		
ii. Adopt and implement property value discount legislation/guidance as needed, including updated valuation guidance	✓			
iii. Fund land acquisition, aligned with Goal 2, Strategy B	✓	✓		✓
iii. Adopt increased zoning to maximize affordable housing on acquired parcels	✓	✓		
iv. Identify entity to purchase and hold land prior to construction	✓	✓	✓	
v. Fund capital construction and preservation	✓	✓		✓



Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness

4

STRATEGY A: Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords	County	Cities	Housing Committee	State
i. Support the development and adoption of statewide legislation and policy related to tenant protections	✓	✓	✓	✓
ii. Review proposed statewide policies and legislation	✓		✓	
iii. Develop tools landlords can use to help low-income renters, such as a fund landlords can access to make repairs so costs are not passed on to low-income renters	✓		✓	
STRATEGY B: Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support				
i. Provide model ordinances	✓	✓	✓	
ii. Pursue a signed ILA for enforcement support	✓	✓	✓	
iii. Identify resources to conduct work	✓		✓	
iv. Increase education for tenants and property owners regarding their respective rights and responsibilities	✓		✓	
v. Adopt ordinances as appropriate	✓	✓		
STRATEGY C: Expand supports for low-income renters and people with disabilities				
i. Utilize funds from the Veterans, Seniors and Human Services Levy for shallow rent subsidies to help keep people in their homes	✓			
ii. Increase funding for emergency rental assistance	✓	✓		
iii. Increase deep rental subsidies (in addition to shallow)	✓	✓		
iv. Fund services to address barriers to housing	✓	✓		
v. Expand civil legal aid support	✓	✓		
vi. Expand education of tenant and property owner rights and responsibilities	✓	✓		
vii. Increase funding for services that help people with disabilities stay in their homes and/or age in place	✓	✓		

Strategy D: Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections

i. Adopt and implement proactive rental inspection policies	✓	✓		
ii. Implement robust, proactive code enforcement programs, in partnership with marginalized communities to avoid inequitable impacts	✓	✓		
iii. Invest in community health workers to promote healthy housing education and housing maintenance for highest risk of adverse health outcomes	✓	✓		
iv. Partner with Aging & Disability organizations to integrate accessibility services	✓	✓		



Protect existing communities of color and low-income communities from displacement in gentrifying communities.

5

STRATEGY A: Authentically engage communities of color and low-income communities in affordable housing development and policy decisions

	County	Cities	Housing Committee	State
i. Provide capacity grants to small organizations representing communities of color or low-income communities to support their engagement in affordable housing development	✓			
ii. Contract for a toolkit/checklist on community engagement in planning discussions	✓			
iii. Utilize the toolkit and intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees	✓	✓		

STRATEGY B: Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement

i. Use Seattle's Equitable Development Initiative as a model for how government can invest in under-represented communities to promote community-driven development	✓	✓		
ii. Build upon the work of the Communities of Opportunity initiative	✓	✓		
iii. Include cities, investors, and community-based organizations in development of certification process and matching dollars for socially responsible, equitable Opportunity Zone investments that prevent displacement	✓	✓	✓	
iv. Expand requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to Affirmatively Further Fair Housing	✓	✓		
v. Encourage homeownership opportunities as a way to prevent displacement within communities of color while also promoting the growth of intergenerational wealth	✓	✓		
vi. Where appropriate, acquire and preserve manufactured housing communities to prevent displacement	✓	✓		



Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

6

STRATEGY A: Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices	County	Cities	Housing Committee	State
i. Provide model ordinances	✓		✓	
ii. Incentivize cities adopting and implementing strategies that will result in the highest impact towards addressing the affordable housing gap, specifically at the lowest income levels	✓			
iii. Review and update zoning and land use code to increase density	✓	✓		
iv. Explore opportunities to pilot innovative housing in industrial zones, with a focus on TOD and industrial buffer zones	✓	✓		
v. Update building codes to promote more housing growth and innovative, low-cost development	✓	✓		
vi. As part of any updated zoning, to evaluate feasibility of incorporating affordable housing provisions	✓	✓		
vii. Promote units that accommodate large households and/or multiple bedrooms	✓	✓		
STRATEGY B: Decrease costs to build and operate housing affordable to low-income households				
i. Maximize and expand use of Multi-Family Tax Exemption	✓	✓		
ii. Reduce sewer fees for affordable housing	✓			
iii. Reduce utility, impact and other fees for affordable housing and Accessory Dwelling Units (ADUs)		✓		
iv. Streamline permitting process for affordable housing development and ADUs	✓	✓		
v. Support condominium liability reform	✓	✓	✓	
vi. Exempt affordable housing from sales tax				✓
vii. Explore incentives similar to the Multi-Family Tax Exemption for the development of ADUs for low-income households	✓		✓	

(Continued on next page).

STRATEGY C: Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

i. Advocate for a strong, equitable financing tool that captures value from development to fund infrastructure and affordable housing investments (aka: value-capture or tax-increment financing tools)	✓	✓		✓
ii. Advocate for state public works trust fund investments	✓	✓		✓

STRATEGY D: Expand and preserve homeownership opportunities for low-income households

i. Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals	✓	✓		
ii. Support alternative homeownership models that lower barriers to ownership and provide long-term affordability	✓	✓		
iii. Expand targeted foreclosure prevention	✓	✓		
iv. Where appropriate, preserve existing manufactured housing communities through use-specific zoning or transfer of development rights	✓	✓		
v. Encourage programs to help homeowners (esp. low-income) access financing, technical support or other tools needed to participate in and benefit from infill development opportunities	✓	✓		



Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

STRATEGY A: Support engagement of local communities and residents in planning efforts to achieve more affordable housing

	County	Cities	Housing Committee	State
i. Develop toolkits and strategies to better engage neighborhoods and residents in affordable housing development	✓		✓	
ii. Use existing data and tools to greatest extent possible, i.e. PSRC Vision 2050 work	✓		✓	
iii. Use community engagement techniques that promote more equitable community engagement in zoning and siting decisions	✓	✓		

STRATEGY B: Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing

i. Create stakeholder partnerships with business, philanthropy, non-profits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing	✓	✓	✓	
ii. Encourage business, organized labor, and philanthropy to support public dialogue on affordable housing	✓	✓	✓	