



STAFF REPORT TO THE PLANNING COMMISSION FOR MAY 27, 2021

FILE NUMBER:	L20-0108 Housing Action Plan
REQUEST:	A work session with the Planning Commission on the Draft Transit Oriented Development Housing Action Plan recommendations.
LOCATION:	Transit Oriented Development (TOD) area around the Tukwila International Boulevard Station
STAFF:	Meredith Sampson, AICP Candidate, Associate Planner
ATTACHMENTS:	Attachment A: Draft Transit Oriented Development Housing Action Plan

BACKGROUND

In the summer of 2019, the State legislature passed HB 1923 providing grants to prepare planning documents that would focus on increasing residential building capacity in Washington communities. Tukwila staff applied for the grant in September 2019 after receiving approval to move forward from the Community Development and Neighborhoods (CDN) Committee, and the City was awarded the full \$100,000.

The work funded by the grant is divided into two distinct products. The first product was the development of a Sub-Regional Housing Action Framework and is a collaborative effort with the cities of Auburn, Burien, Federal Way, Kent, Renton, and Tukwila. The cities that makeup South King County are impacted by many common market trends and demands. Assessing housing needs through a common framework can help to set the stage for sub-regional coordination in addressing housing issues. The Sub-Regional Housing Action Framework gathers data around population, employment, housing characteristics, and income at the sub-regional level to determine regional housing needs. The second product is the development of a Tukwila-specific Transit Oriented Development (TOD) Housing Action Plan which builds upon the results of the sub-regional framework. ECONorthwest was the consultant selected to prepare both the joint and the Tukwila-specific portions of the plan.

The primary focus of the TOD Housing Action Plan is to identify pathways to increase residential building capacity while minimizing displacement of existing residents in the TIB Station Area which includes properties within a half-mile walkshed of the Tukwila International Boulevard Link Light Rail Station. The creation of this plan is consistent with the vision in the TIB District Element and goals in the Housing Element of Tukwila's Comprehensive Plan. The TIB District, which extends from approximately South 138th Street on the north to South 160th

Street on the south and from Military Road and Tukwila International Boulevard on the west to 42nd Avenue South on the east, is a local center where existing and future land use and infrastructure capacity will be used to accommodate some of the City's designated future growth, consistent with the Puget Sound Regional Council Vision 2040 goals and policies, and the King County Countywide Planning Policies.

Public engagement has been a priority throughout this process and has been a joint effort between the consultant and the City staff. The engagement process began with the creation of a Public Engagement Plan that took Tukwila's Equity Policy into consideration as engagement was conducted through stakeholder interviews, focus groups, and a virtual community open house.

The Draft TOD Housing Action Plan outlines three objectives that meet the requirements of the Department of Commerce grant. Those objectives express what was heard during the public engagement process:

- Encourage Higher Density Development,
- Anti-Displacement and Community Stabilization, and
- Station Area Planning & Infrastructure.

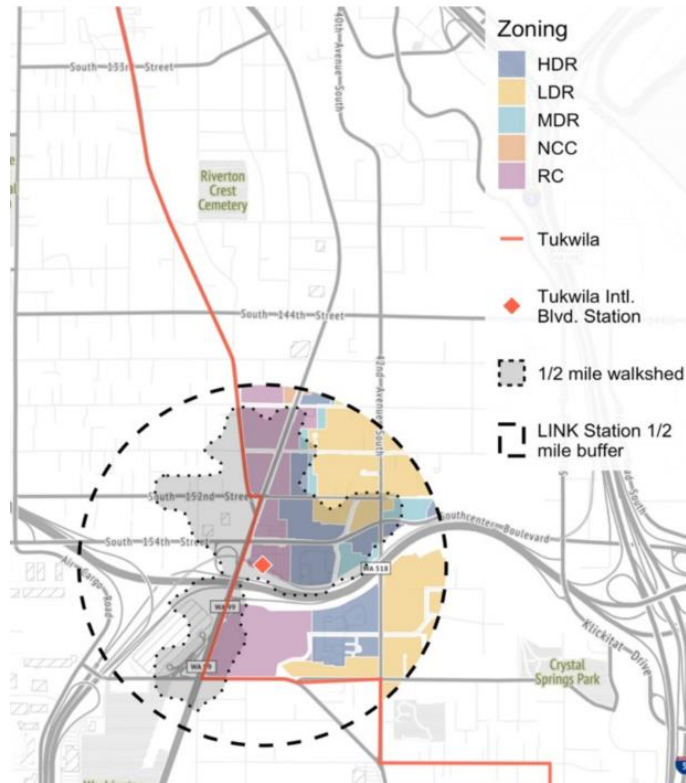
Each of these objectives has associated recommended actions for the City to implement at a later date as it reaches toward attaining these goals. The plan focuses on developing permanent housing, not shelters or temporary housing.

Supporting documents produced as part of the South King County Housing Action Framework include: a Housing Strategies Framework; a Housing Context Assessment Methods Memo; a Housing Policy Assessment; and Fact Packets for each individual City and the sub-region as a whole. These resources can provide further understanding of the context for the development of the plan. Links to these documents can be found at the project website:
www.TukwilaWA.gov/housingaction.




DISCUSSION











Recommended Actions








The Draft TOD Housing Action Plan outlines 18 recommended actions necessary to meet the plan's objectives of higher density development, anti-displacement and community stabilization, and station area planning and infrastructure needs. All of these recommended actions are for the TIB Station Area, with several recommended actions extending Citywide. The TIB Station Area refers to parcels zoned Medium Density Residential, High Density Residential, and Regional Commercial that are within a half-mile walkshed of the Tukwila International Boulevard Link Light Rail Station.



Below is the table of recommended actions outlined in the Draft TOD Housing Action Plan. Plan adoption does not implement any code changes. After adoption of the Plan by the City Council staff will look for opportunities to incorporate them into zoning code and city policy updates.

Icon	Recommendation Type
	Recommendation calls for a zoning or Comprehensive Plan change. Recommendation can be implemented through the Zoning Code and/or through Comprehensive Plan update and code amendment processes.
	Recommendation calls for a new program. Implementation will require staff and or resources to support new or expanded program operations.
	Recommendation calls for increased partnerships and collaboration. Implementation will focus on enhancing relationships and securing partnerships.

Objective	#	Recommended Action	Recommendation Type	TIB Station Area or Citywide?	Near-term or Long-Term?	Impact to City Resources
Encourage Higher Density Development	A1	Modify Unit Mix Requirements		TIB Station Area	Near-Term	Moderate staff time
	A2	Reduce Parking Ratios		TIB Station Area	Near-Term	Moderate staff time
	A3	Modify Parking Standards for 4-over-1 Development		TIB Station Area	Near-Term	Moderate staff time
	A4	Adjust Recreational Space Requirements		TIB Station Area	Near-Term	Moderate staff time
	A5	Reduce Step Back Requirements		TIB Station Area	Near-Term	Moderate staff time
	A6	Promote Site Assembly for Smaller Parcels		TIB Station Area	Near-Term	Moderate staff time
Anti-Displacement and Community Stabilization	B1	Consider a 12-year Multi-family Tax Exemption Program		TIB Station Area	Near-Term	Moderate staff time and lost tax revenue for the duration of the program
	B2	Identify Opportunities to Increase Homeownership		Citywide	Long-term	Moderate staff time and program funding
	B3	Support Community and Faith-Based Institutions' Efforts to Develop Affordable Housing		Citywide	Long-term	Moderate staff time and program funding
	B4	Expand Tenant Supports		Citywide	Long-term	Moderate staff time and program funding

Objective	#	Recommended Action	Recommendation Type	TIB Station Area or Citywide?	Near-term or Long-Term?	Impact to City Resources
	B5	Monitor and Track Regulated Affordable Housing	 \$	Citywide	Long-term	Some staff time and potential program funding
Anti-Displacement and Community Stabilization	B6	Monitor and Track Unregulated Affordable Housing	\$	Citywide	Long-term	Some staff time and potential program funding
	B7	Offer Tools and Strategies for Housing Preservation	 \$	Citywide	Long-term	Moderate staff time and program funding
	B8	Evaluate a Preservation Funding Program in Exchange for Affordability Restrictions	 \$	Citywide, TIB Station Area Focus	Long-term	Moderate staff time and program funding
	B9	Develop TIB Community Economic Development Strategies	 \$	TIB Station Area Focus	Near-Term	Moderate staff time and budget for consultant study
	C1	Create a Development Framework and Planned Street Network for S SR 518		TIB Station Area	Near-Term	Significant staff time and program funding
Station Area Planning & Infrastructure	C2	Create a TIB Station Area Parking Strategy		TIB Station Area	Long-Term	Significant staff time and program funding
	C3	Connect the Station Area to Parcels South of SR 518	 \$	TIB Station Area	Near-Term	Significant staff time and program funding

Public Outreach

The public outreach process began with the creation of a Public Engagement Plan outlining priorities and goals for the outreach process. Outreach included stakeholder interviews and

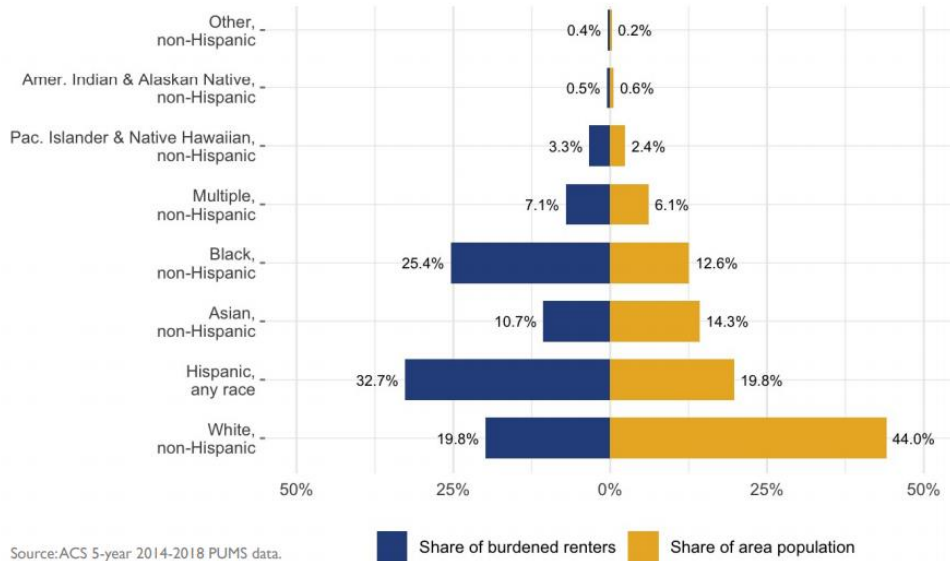
focus groups involving participants from key groups, including: Tukwila residents and people with lived experiences in the TOD area; faith-based organizations; city staff; housing developers with experience in Tukwila; cultural organizations; landlords; and children/youth. These interviews and focus groups were conducted virtually from October 2020--December 2020. Thirteen interviews and four focus groups were conducted in this portion of the public outreach process. Feedback from these interviews and focus groups was used to inform the recommendations outlined in the Draft TOD Housing Action Plan.

The City hosted a virtual community open house on May 12th to discuss the findings and recommendations of the Draft TOD Housing Action Plan, and to solicit feedback. Invitations were sent to all stakeholder interview and focus group participants, community-based organizations, all City staff, all City boards and commissions, and City Council. Invitations were also distributed to businesses along Tukwila International Boulevard and posted to the City's social media accounts. Twenty-three people attended, representing Tukwila residents, people who work in Tukwila, housing developers, students, and councilmembers. ECONorthwest consultants provided a short presentation summarizing housing data, including current housing needs, projected future housing needs, and objectives and recommendations outlined in the Draft TOD Housing Action Plan. Following the presentation, the group was divided into smaller breakout sessions of 4 to 5 participants each, plus two room facilitators who were a mix of Tukwila staff and members of the consulting team.

In the breakout rooms, participants were asked their reaction to the data presented relative to their perception of Tukwila, how they envision the new housing needed to meet future needs in the City, and what types of incentives they would be comfortable with the City offering to encourage new housing.

Workshop attendees commented that they were surprised that Tukwila has a higher share of low-income residents than surrounding cities, and that the percentage of renters who are cost-burdened — spending more than 30% of their income on housing — is disproportionately greater among Tukwila's Black and Hispanic populations compared to their proportion of the population.

Housing Affordability – Cost Burdening by Race



12

Participants voiced concerns that there are not enough affordable multi-bedroom units in Tukwila, which was a key theme heard during the stakeholder interviews and focus groups as well. Participants would like to see current residents able to continue living in Tukwila without being priced out and wondered if new housing units built in Tukwila would serve Tukwila’s population (i.e., would new housing serve people priced out of other communities, or would it serve local residents needing affordable housing?).

Attendees commented that parking requirements can quickly make a development project infeasible due to the high costs associated with providing surface parking stalls and the space it takes up. Participants also noted that adjusting parking requirements needs to be a balancing act -- that parking supply is important to support the diverse mobility needs of the population, and that localized parking analysis should factor into decisions about how much parking is needed in an area. Many participants brought up the importance of open space in urban areas and that it contributes to a higher quality of life and helps to build places that contribute to a sense of community. There was support for more rooftop gardens and recreation space for children.

Overall, participants noted that a lack of housing options and low availability levels seem to be an issue across the region, and if nothing is done, housing needs could become more dire. Overall, most participants stated that they love the community of Tukwila. They have seen displacement happen and want to be able to continue living in their community without being priced out.

RECOMMENDATION

Staff will return to the Planning Commission on June 24th, 2021, to facilitate a formal public hearing on the Housing Action Plan. At that time, staff will request that the Commission forward a recommendation for adoption on to the City Council. No decision is needed tonight.

This item is scheduled to move to Council Committee on July 19th, the Committee of the Whole on July 26th, and the Regular Council Meeting on August 2nd. Per the grant deadlines from the Department of Commerce, this item cannot be rescheduled to a later date.