



**TO:** Tukwila Planning Commission  
**FROM:** Nora Gierloff, AICP, DCD Director  
**BY:** Neil Tabor, AICP  
**DATE:** March 23, 2023  
**SUBJECT:** Housing Overview and Middle Housing Grant Update - Briefing

## **ISSUE**

This agenda item is to brief the Planning Commission at their March 23, 2023, meeting, on the background information on housing in the City of Tukwila, in advance of future work on the Middle Housing Grant and updates to the Housing Element of the Comprehensive Plan.

## **BACKGROUND**

### ***Housing Unit Composition***

The City of Tukwila currently has approximately 9,198 housing units, of which 57% are multifamily units, 40% are single-family units and 3% represent mobile home or other types of housing. This proportion of multifamily units is larger than most King County cities and most comparable to the City of Redmond. In addition, the rate of owner occupancy in Tukwila (43%) is less than that of King County (57%) (ACS).

Tukwila's housing stock is older than the King County average, with 45% of Tukwila's housing stock being constructed prior to 1970 compared to only 36% across the entire county (ACS). Almost 4,000 of Tukwila's housing units were constructed before 1970 and almost 5,000 units were constructed before 1980. Older housing stock can provide benefits to the community, as it is more likely to be more affordable than comparable new construction, however, older housing is also prone to more frequent and higher maintenance costs arising from building age and repairs necessary because the buildings were constructed under less rigorous building standards.

### ***Cost of Housing***

Tukwila, similar to most of South King County, has traditionally offered some level of affordability to both owners and renters. However, as the cost of housing continues to rise throughout the region based on housing scarcity, inflation, rising incomes and other factors,

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 2 of 13

much of the natural affordability of the City's housing stock has become more vulnerable over time.

Below is a table of the median price of January sales of single-family homes within Tukwila, select other comparison cities and the County median gathered from Redfin.

	Jan-2018	Jan-2019	Jan-2020	Jan-2021	Jan-2022	Jan-2023	% Change 2018-2023
<b>Tukwila</b>	<b>\$ 401,000</b>	<b>\$ 383,000</b>	<b>\$ 415,000</b>	<b>\$ 549,950</b>	<b>\$ 540,000</b>	<b>\$ 627,500</b>	<b>56%</b>
Burien	\$ 397,000	\$ 411,875	\$ 466,000	\$ 499,000	\$ 556,000	\$ 610,000	54%
Des Moines	\$ 379,750	\$ 467,000	\$ 477,500	\$ 537,495	\$ 625,000	\$ 485,000	28%
Kent	\$ 445,000	\$ 446,250	\$ 470,000	\$ 548,000	\$ 665,000	\$ 680,000	53%
Renton	\$ 480,000	\$ 485,000	\$ 575,000	\$ 595,000	\$ 734,000	\$ 756,500	58%
SeaTac	\$ 399,750	\$ 390,000	\$ 509,950	\$ 559,000	\$ 596,500	\$ 589,500	47%
King County	\$ 613,655	\$ 605,000	\$ 649,950	\$ 747,143	\$ 829,475	\$ 825,000	34%

By percentage, Tukwila experienced some of the largest increases in median home sale price amongst peer cities between January 2018 and January 2023. It is important to note that smaller cities such as Tukwila have a smaller sample size of individual month sales that can impact the data. However, similar trends are shown in the County at large over this same period.

Average rental prices have also seen an upward movement within the City and region, although reliable data of rental prices is more difficult to obtain over a multiyear period. The table below shows rental statistics for Tukwila, and comparison cities, in Q4 of 2022, and overall average rent increase, summarized across all quarters between 2021 and 2022. Data is provided by the Washington Center for Real Estate Research, which conducts samples of rental prices within Washington jurisdictions, per a directive of the Washington State Legislature.

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 3 of 13

City	Average Square Feet (SF)	Average Rent (Q4 2022)	Rent/SF	Average Vacancy Rate	Average Rent Increase Year over Year (2022)
<b>Tukwila</b>	<b>811</b>	<b>\$1,579</b>	<b>\$1.95</b>	<b>2.4%</b>	<b>7.8%</b>
Burien	822	\$1,540	\$1.88	2.6%	5.7%
Des Moines	825	\$1,530	\$1.91	2.1%	9.0%
Kent	876	\$1,791	\$2.06	5.1%	9.6%
Renton	870	\$1,974	\$2.28	4.3%	10.7%
SeaTac	815	\$1,592	\$1.96	1.7%	8.5%

The large increase in average rent prices observed in Tukwila, coupled with a vacancy rate of under 5%, indicates a housing market with limited inventory that is vulnerable to continued significant rent increases. It is important to note that this data coincides with a time when pandemic-related rental restrictions were elapsing, and high inflation was occurring. However, the scarcity of housing across the region persists, and further data will indicate if this spike in rent increases is reflective of a future trend.

Area Median Income (AMI) represents the median household income across the county. AMI is important for determining the maximum rent that can be charged for income-restricted units, as well as determining if a household may qualify for an income-restricted housing unit based on household income.

As discussed in previous planning commission meetings, Tukwila has several developments with housing units restricted by income level. Generally, these developments may be owned and/or operated by the King County Housing Authority or were financed using a Low-Income Housing Tax Credit (LIHTC), which places a long-term income restriction on the units. Below is a table of select King County cities, highlighting both cities near Tukwila, as well as those at the extreme end of the spectrum of percentage of income-restricted housing units available to persons with incomes between 0 and 80% of area mean income. The range of 0-80% AMI is generally used as a metric to characterize units as “affordable”. The following data are from the King County Affordable Housing Database.

INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 4 of 13

Jurisdiction	Percent Income Units Restricted at 0-80% AMI
SeaTac	12.6%
Auburn	10.1%
Seattle	9.3%
Federal Way	8.3%
<b>Tukwila</b>	<b>7.8%</b>
Kent	7.2%
Burien	6.9%
Shoreline	6.8%
Des Moines	6.7%
Renton	5.4%
Bellevue	4.9%
Redmond	4.6%
Kirkland	3.2%
Kenmore	2.8%
Mercer Island	0.9%
Sammamish	0.3%

The tables below represent the maximum household income thresholds represented at the various percentages of area median income, compared to the maximum rental thresholds (rent + utilities) considered to be affordable at those different level of area median income percentages.

Family Size	Percentage of AMI by Household Size			
	30%	50%	60%	80%
1 Person	\$ 27,200	\$ 45,300	\$ 54,360	\$ 66,750
2 Persons	\$ 31,050	\$ 51,800	\$ 62,160	\$ 76,250
3 Persons	\$ 34,950	\$ 58,250	\$ 69,900	\$ 85,800
4 Persons	\$ 38,800	\$ 64,700	\$ 77,640	\$ 95,300
5 Persons	\$ 41,950	\$ 69,900	\$ 83,880	\$ 102,950

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 5 of 13

Family Size	Percentage of AMI by Household Size			
	30%	50%	60%	80%
6 Persons	\$ 45,050	\$ 75,100	\$ 90,120	\$ 110,550
7 Persons	\$ 48,150	\$ 80,250	\$ 96,300	\$ 118,200
8 Persons	\$ 51,250	\$ 85,450	\$ 102,540	\$ 125,800

Unit Size	Maximum Rents by AMI Level			
	30%	50%	60%	80%
Studio	\$ 680	\$ 1,132	\$ 1,359	\$ 1,668
1 Bedroom	\$ 728	\$ 1,213	\$ 1,456	\$ 1,787
2 Bedrooms	\$ 873	\$ 1,456	\$ 1,747	\$ 2,145
3 Bedrooms	\$ 1,009	\$ 1,682	\$ 2,019	\$ 2,478
4 Bedrooms	\$ 1,126	\$ 1,877	\$ 2,253	\$ 2,763
5 Bedrooms	\$ 1,242	\$ 2,071	\$ 2,485	\$ 3,050

To put the significance of the above information into community context, the table below shows the household types and occupations that may be listed at various AMI levels (Bureau of Labor Statistics).

Household Size	Occupation	Household Income	Household AMI
5 person household, with one working parent	Preschool Teacher	\$39,645 *	Just under 30%
1 person household	Customer Service Representative	\$45,710	Just over 50% AMI
2 person household, one parent one dependent	Physical Therapist Assistant	\$62,050	Just under 60% AMI
4 person household, one working parent	Registered Nurse	\$99,310	Just over 80% AMI

\*This is equivalent to Tukwila's minimum wage

## INFORMATIONAL MEMO

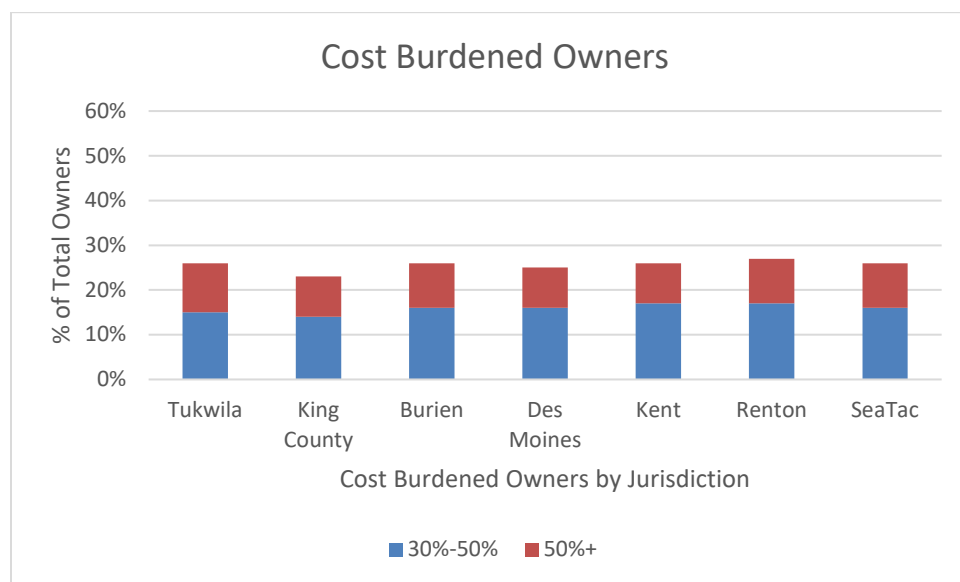
Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 6 of 13

The United States Department of Housing and Urban Development (HUD) classifies “cost burdened” status as households spending over 30% of their monthly housing costs, including rent or mortgage payments, plus utilities, association dues and maintenance costs, if applicable. Households paying more than 50% of their monthly income are considered “severely cost burdened”.

Households that are severely cost burdened are more vulnerable to the impacts of unplanned expenses and will have less income per month for basic needs. As shown in the charts below, Tukwila renters are far more likely to be cost burdened, than owners, with almost half of Tukwila renters spending at least 30% of their monthly income on housing costs<sup>1</sup> (ACS). Renter households are also more susceptible to displacement (needing to move to find more affordable housing) due to rent increases than a homeowner holding a traditional fixed rate mortgage.



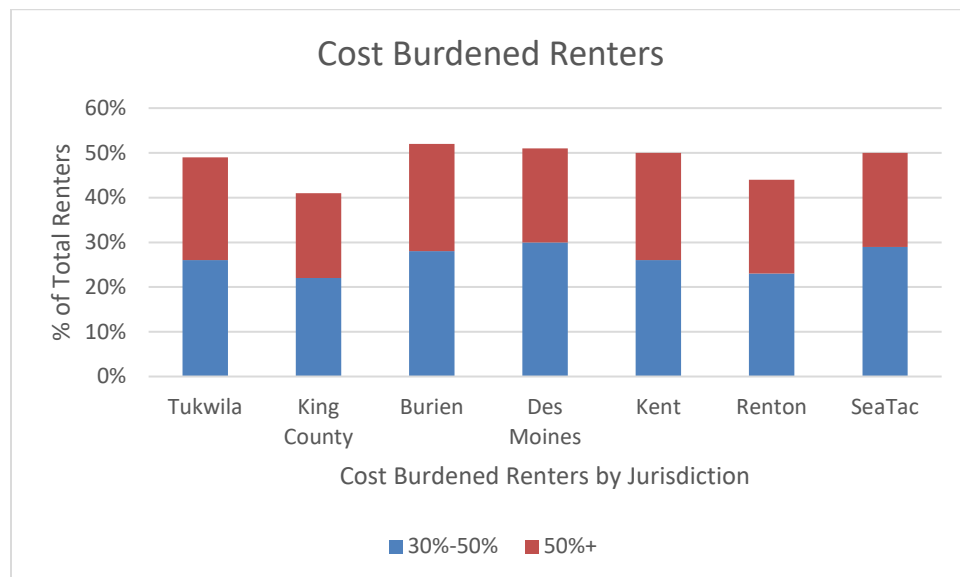
<sup>1</sup> 30% and 50% are HUD's standards for cost-burdened and severely cost burdened, which generally represent undesirable levels of expenditure that leaves residents vulnerable.

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 7 of 13

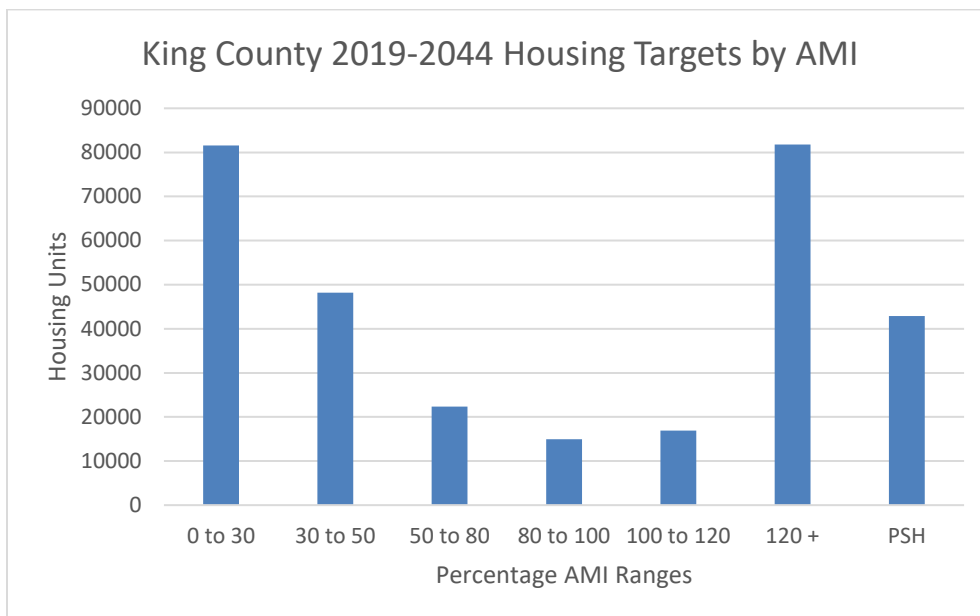
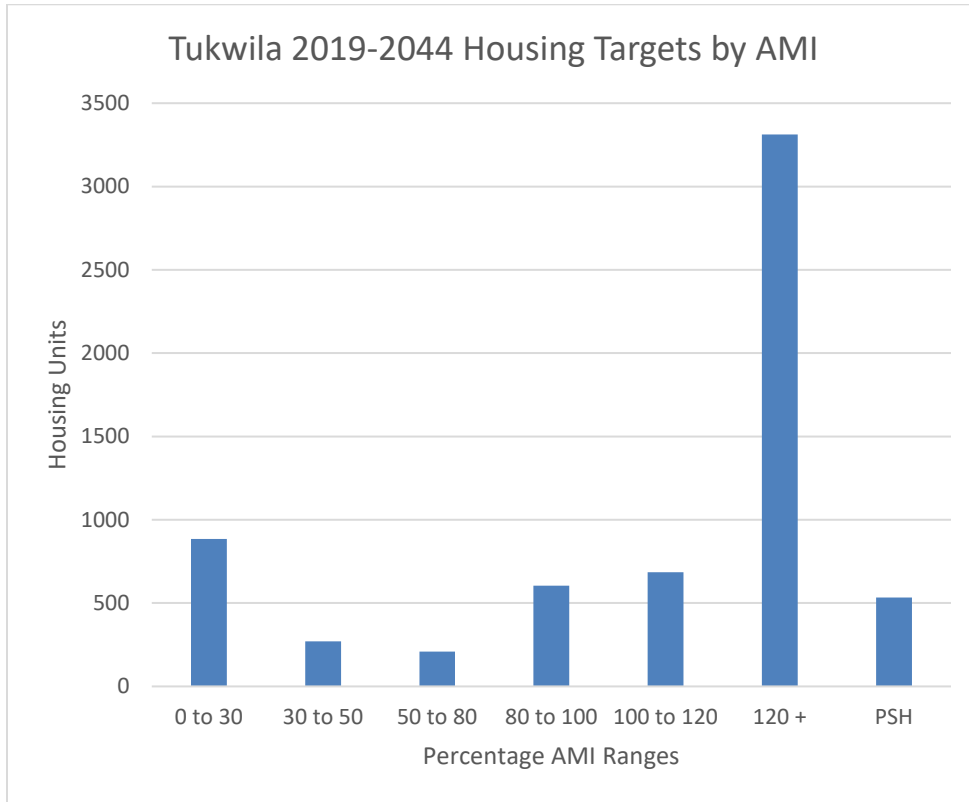


### **Housing Growth Targets**

Under the Washington Growth Management Act (GMA) fully planning counties, such as King County, are required to assign housing targets to each jurisdiction in order to meet current and projected housing demands. For the period between 2019 to 2044, the housing target for production of new net housing units in Tukwila is **6,500 units**. Based on the rate of housing development in Tukwila from 2019 to present, it will be necessary to build approximately 250 net units to each year until 2044 to meet this target.

For the first comprehensive planning cycle, jurisdictions will be required to “plan for and accommodate” not only a specific number of housing units, but also show how they plan to accommodate housing units affordable to households within certain AMI bands, as well as how to accommodate permanent supportive housing and emergency housing. As seen in the charts below, the largest need for units within King County is at the lowest and highest AMI band, or the least wealthy and most wealthy households.

At this time, allocations shown for the City of Tukwila are draft number and not yet finalized. The methodology used to determine allocations to individual jurisdictions included factors such as ratio of lower wage jobs to affordable housing units, and how many existing affordable housing units exist. Tukwila’s highest growth targets will be in the highest income range, for units affordable to households earning 120 percent of AMI and above; this is similar to much of South King County. Targets also note the number of Permanent Supportive Housing (PSH) units required. Draft numbers will be reviewed at the King County Growth Management Planning Council and passed onto the King County Council later this year.





INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 9 of 13

As shown in the table below, between 2006 and 2018, only a net of 130 units of new housing units were built in Tukwila. Due to the limited housing growth that occurred in Tukwila between 2006 and 2018, the City has been tasked to provide “reasonable measures” to “encourage and/or incentivize residential development” with the City. These reasonable measures could take a variety of forms, but will need to be addressed and incorporated into the comprehensive plan update and development standards.

The image below from the King County Urban Growth Capacity Report illustrates the relatively slow housing growth within Tukwila over the aforementioned period.

**Exhibit 13. Residential Growth Compared to Targets, 2006-2018**

City/Jurisdiction	2006 Total Housing Units	2006-2035 Housing Target	2006-2018 Housing Production	2018 Total Housing Units	% of 2035 HU target pace	Remaining 2035 Target	Annual Growth Needed to Achieve Target
<b>Metropolitan Cities</b>							
Bellevue	55,107	20,056	6,591	61,698	79%	13,465	1.3%
Seattle	292,881	99,760	63,675	356,556	154%	36,085	0.6%
<b>Subtotal</b>	<b>347,988</b>	<b>119,816</b>	<b>70,266</b>	<b>418,254</b>	<b>142%</b>	<b>49,550</b>	<b>0.7%</b>
<b>Core Cities</b>							
Auburn	23,602	11,159	3,138	26,740	68%	8,021	1.8%
Bothell	9,522	4,420	2,204	11,726	121%	2,216	1.1%
Burien	19,584	5,150	1,225	20,809	57%	3,926	1.1%
Federal Way	34,560	9,396	2,525	37,085	65%	6,871	1.1%
Kent	43,552	10,753	4,259	47,811	96%	6,495	0.8%
Kirkland	35,556	9,941	3,100	38,656	75%	6,841	1.0%
Redmond	22,790	11,896	4,946	27,736	100%	6,950	1.5%
Renton	36,168	17,231	6,607	42,775	93%	10,623	1.5%
SeaTac	10,301	6,728	548	10,849	20%	6,180	3.4%
Tukwila	7,739	5,626	130	7,869	6%	5,496	4.1%
<b>Subtotal</b>	<b>243,374</b>	<b>92,300</b>	<b>28,683</b>	<b>272,057</b>	<b>75%</b>	<b>63,617</b>	<b>1.4%</b>

**Development Standards**

Staff conducted a high-level analysis of some of Tukwila’s residential development standards in comparison to peer cities to illustrate areas where standards may differ, and further analysis may be warranted. As a high-level look, these comparisons are not intended to be exhaustive or completely capture the nuances between development standards in different jurisdictions. For ease of analysis and presentation, these development standards were generally grouped as single-family or multi-family.

Tukwila’s single-family development standards were found to be similar to many peer jurisdictions, with some items such as parking and ADU allowances slightly more demanding than in other cities. Based on available vacant and redevelopable land, a relatively limited number of new units is expected to be produced from single-family zoned properties, unless

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 10 of 13

standards such as lot sizes are significantly lowered, or additional middle housing types are permitted.

	Minimum Lot Size (SF)	Parking per SF
<b>Tukwila</b>	<b>6,500 (LDR)</b>	<b>2, additional if greater than 3 bedrooms</b>
Burien	7,200 (Residential Single-Family 7,200)	2
Des Moines	7,200 (Residential Single-Family 7,200)	2
Kent	5,700 (Single-Family 6)	2
Renton	5,000 (R-8)	2, sometimes 1
SeaTac	7,200 (UL-7,200)	2

	ADUs permitted	Maximum Size, detached (SF)	Owner Occupancy Requirement
<b>Tukwila</b>	<b>1</b>	<b>800</b>	<b>Yes</b>
Burien	2 (1 attached, 1 detached)	800	No
Des Moines	1	800	Yes
Kent	1	800	Yes
Renton	1	600-1,000 (depending on lot size)	Yes (some exceptions)
SeaTac	1	800	Yes

Multifamily development standards vary widely between jurisdictions and can be more difficult to cross-compare. Select comparisons were identified between standards within neighboring jurisdictions, or broad programmatic standards were compared to illustrate how development could be incentivized or disincentivized, as shown in the tables below.

INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 11 of 13

Applicability	PARKING STANDARDS
	Tukwila
General Multifamily	2 stalls per unit (any unit type less than four bedrooms)
Multifamily in urban renewal overlay	1 stall per studio and 1 bedroom, 0.5 additional spaces per excess bedroom
Multifamily in Tukwila Urban Center	1 stall per studio and 1 bedroom, 1.5 stalls per two bedroom, 0.5 additional stalls for bedrooms in excess of 2

Applicability	SeaTac
General Multifamily	1 stall per studio, 1.5 per 1 bedroom, 2 per 2 bedroom +
Multifamily in City Center Overlay	1 stall per bedroom, maximum of 2 per unit (reductions eligible)
Multifamily Other Overlay Districts	Up to 35% reduction from general standards available

Applicability	RCW 36.70A.620 maximum parking requirements for projects near transit
0-50% AMI Affordable Units	0.75 stalls per unit (some exceptions)
Senior Units	No minimum (some exceptions)
Market Rate Units	0.75 stalls per unit (some exceptions)

Select parking standards were taken from Tukwila and SeaTac’s municipal codes, as well as from [RCW 36.70A.620](#), which generally sets maximum amounts of parking per unit that a jurisdiction can require of various residential development meeting specific criteria for proximity to specific levels of transit service. The identified criteria apply to large areas of Tukwila.

Most of Tukwila’s parking per unit requirements greatly exceed those allowed under the RCW transit proximity requirements, and are greater than neighboring jurisdiction of SeaTac, except in select areas. RCW requirements for parking around transit will need to be incorporated into the municipal code. Staff is currently monitoring potential legislative changes that may alter these requirements. Flexibility of the City’s parking requirements is generally more limited for projects going through the standard development process than for those subject to a Development Agreement.

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 12 of 13

Jurisdiction	Active MFTE Program
Tukwila	No (expired 2017)
Burien	Yes
Des Moines	No (expired 2022)
Kent	Yes
Renton	Yes
SeaTac	Yes

Tukwila currently does not have an active Multifamily Tax Exemption (MFTE) program, as many other peer cities do, though the Council has expressed an interest in prioritizing this discussion. A MFTE program incentivizes developers by exempting projects from paying property tax over an 8-, 12- or 20-year time frame. Cities may determine which areas, and scale of projects are that are eligible, and which timeframes are available, as well as any additional affordability requirements that they wish to have associated with participating projects, beyond state minimums.

In broader analysis of development code and review of past projects, such as the Housing Action Plan, other areas identified as restrictive to development are recommended for further analysis, including:

- Low permitted density (i.e., HDR 21/units per acre)
- Low permitted heights
- Stepback requirements for upper stories of multistory buildings
- Confusing mix of overlays, and height exception or exemption areas
- High open/recreation space requirements
- High parking requirements, and lack of nuance between unit types
- Inflexible requirements for structured parking
- Requirements to meet conditions for additional building height
- Lack of an active MFTE program

### ***Summary of Transit-Oriented Development Housing Strategies Plan***

The Tukwila TOD Housing Strategies Plan was completed in September 2021, and focused on an area within a ½ mile walkshed of the Tukwila International Boulevard Light Rail Station. Although the area of analysis only represented a portion of the City, many valuable findings, including market analyses of encumbrances to market rate development based on current standards were identified. In this process, community outreach included the public, community groups, and developers. That outreach process summarized the challenges, public sentiments and opportunities well:

## INFORMATIONAL MEMO

Housing Overview and Middle Housing Grant Update - Briefing

March 23, 2023

Page 13 of 13

- *“Tukwila has several land use and infrastructure code requirements that are outdated, reflecting the City’s suburban past rather than the urban center it is today. This impacts all development potential, but particularly affordable housing.*
- *Tukwila should provide a diverse range of housing options for people in all stages of life; from new families to single renters, seniors, and intergenerational families, everybody has healthy and safe options for a home in Tukwila.*
- *There are slightly different perspectives between residents and developers about the need for parking in the TIB area. While both perspectives agree that there is now, and will continue to be, a need for parking for new residential units, residents feel a much greater need for more parking while developers feel requirements are too onerous.*
- *In addition to needing more housing (and diverse types), there should more opportunities for home ownership in the form of townhomes and condos. The City should sponsor financial/home-buying educational opportunities so people invest in a home and start to build intergenerational wealth.*
- *People recognize change is coming, and City staff should immediately begin engaging with the diverse ethnic and cultural communities along the TIB. Engagement should be meaningful and authentic, involve community leaders, and be conducted by people who reflect Tukwila's diverse communities and that can communicate with people in their primary (non-English) languages.”*

### **Middle Housing Grant Update**

Staff has received a draft community engagement plan from their contract consultant and will be working to finalize the community engagement process.

The project consultant has also begun conducting interviews with developers involved with middle housing projects in hopes of gaining greater insight into what Tukwila requirements may make the development of middle housing types challenging, and identifying any potential steps the City could explore to better facilitate this type of housing. The consultant has also begun drafting pro formas on potential middle housing project feasibility based on current development standards and fees.

Staff will continue to update commissioners on project developments and opportunities for engagement.





# Housing Overview

## Planning Commission Briefing

March 23, 2023



# Overview

---

- Housing Units
- Cost of Housing
- Housing Growth Targets
- Development Standards Comparison
- Findings From Housing Action Plan





# Housing Units

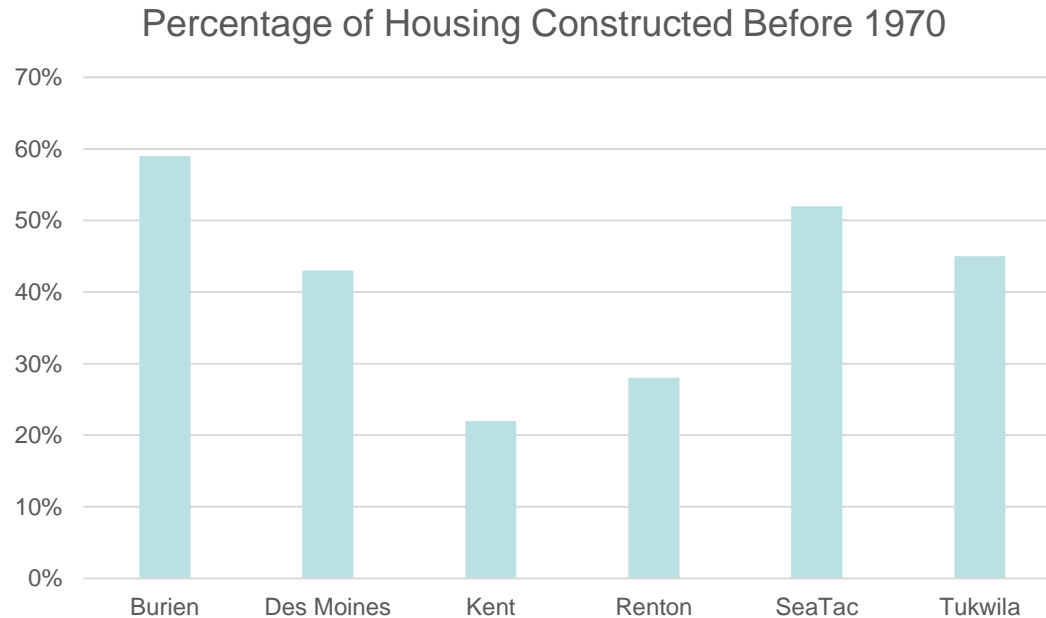
---

- Tukwila has approximately 9,198 housing units (OFM)
  - 3,708 Single-Family (40%)
  - 5,266 Multifamily (57%)
  - 224 Mobile Homes and Other Housing Types
- Tukwila has a higher percentage of multifamily units than most cities, and the overall countywide average of 52% single-family, compared to 40% single-family in Tukwila
- In King County this composition is most similar to the City of Redmond, which is also 57% multifamily units



# Age of Housing

- Tukwila’s housing stock is older than the King County average with 45% built before 1970, compared to 36% across the county
- This is similar to many cities surrounding Tukwila (ACS)





# Housing Growth Since 2006

---

- Tukwila has grown by approximately 1,344 new net housing units since 2006
- The vast majority of this development has happened between 2019-present
- A very large percentage of this development has been in senior affordable projects



# Income Restricted Housing

- This table represents a sample of King County cities listed by the percentage of their housing units that are income restricted at 0-80% of the Area Median Income (King County Affordable Housing Database)

Jurisdiction	Percent Income Units Restricted at 0-80% AMI
SeaTac	12.6%
Auburn	10.1%
Seattle	9.3%
Federal Way	8.3%
Tukwila	7.8%
Kent	7.2%
Burien	6.9%
Shoreline	6.8%
Des Moines	6.7%
Renton	5.4%
Bellevue	4.9%
Redmond	4.6%
Kirkland	3.2%
Kenmore	2.8%
Mercer Island	0.9%
Sammamish	0.3%



# Price of Single-Family Homes

- The table below represents median single-family January sale prices across jurisdictions since 2018 (Redfin)

	Jan-2018	Jan-2019	Jan-2020	Jan-2021	Jan-2022	Jan-2023	% Change 2018-2023
Tukwila	\$ 401,000	\$ 383,000	\$ 415,000	\$ 549,950	\$ 540,000	\$ 627,500	56%
Burien	\$ 397,000	\$ 411,875	\$ 466,000	\$ 499,000	\$ 556,000	\$ 610,000	54%
Des Moines	\$ 379,750	\$ 467,000	\$ 477,500	\$ 537,495	\$ 625,000	\$ 485,000	28%
Kent	\$ 445,000	\$ 446,250	\$ 470,000	\$ 548,000	\$ 665,000	\$ 680,000	53%
Renton	\$ 480,000	\$ 485,000	\$ 575,000	\$ 595,000	\$ 734,000	\$ 756,500	58%
SeaTac	\$ 399,750	\$ 390,000	\$ 509,950	\$ 559,000	\$ 596,500	\$ 589,500	47%
King County	\$ 613,655	\$ 605,000	\$ 649,950	\$ 747,143	\$ 829,475	\$ 825,000	34%



# Price of Rent

- The table below represents 2022 Q4 Market rents

City	Average Square Feet (SF)	Average Rent (Q4 2022)	Rent/SF	Average Vacancy Rate	Average Rent Increase Year over Year (2022)
Tukwila	811	\$1,579	\$1.95	2.4%	7.8%
Burien	822	\$1,540	\$1.88	2.6%	5.7%
Des Moines	825	\$1,530	\$1.91	2.1%	9.0%
Kent	876	\$1,791	\$2.06	5.1%	9.6%
Renton	870	\$1,974	\$2.28	4.3%	10.7%
SeaTac	815	\$1,592	\$1.96	1.7%	8.5%

(Washington Center for Real Estate Research)



# Area Median Income (AMI)

- Tables below show AMI thresholds by rental unit and household size.

Family Size	Percentage of AMI by Household Size			
	30%	50%	60%	80%
1 Person	\$ 27,200	\$ 45,300	\$ 54,360	\$ 66,750
2 Persons	\$ 31,050	\$ 51,800	\$ 62,160	\$ 76,250
3 Persons	\$ 34,950	\$ 58,250	\$ 69,900	\$ 85,800
4 Persons	\$ 38,800	\$ 64,700	\$ 77,640	\$ 95,300
5 Persons	\$ 41,950	\$ 69,900	\$ 83,880	\$ 102,950
6 Persons	\$ 45,050	\$ 75,100	\$ 90,120	\$ 110,550
7 Persons	\$ 48,150	\$ 80,250	\$ 96,300	\$ 118,200
8 Persons	\$ 51,250	\$ 85,450	\$ 102,540	\$ 125,800

Unit Size	Maximum Rents by AMI Level			
	30%	50%	60%	80%
Studio	\$ 680	\$ 1,132	\$ 1,359	\$ 1,668
1 Bedroom	\$ 728	\$ 1,213	\$ 1,456	\$ 1,787
2 Bedrooms	\$ 873	\$ 1,456	\$ 1,747	\$ 2,145
3 Bedrooms	\$ 1,009	\$ 1,682	\$ 2,019	\$ 2,478
4 Bedrooms	\$ 1,126	\$ 1,877	\$ 2,253	\$ 2,763
5 Bedrooms	\$ 1,242	\$ 2,071	\$ 2,485	\$ 3,050



# AMI Household Examples

Household Size	Occupation	Household Income	Household AMI
5-person household, with one working parent	Preschool Teacher	\$39,645 *	Just under 30%
1-person household	Customer Service Representative	\$45,710	Just over 50% AMI
2-person household, one parent one dependent	Physical Therapist Assistant	\$62,050	Just under 60% AMI
4-person household, one working parent	Registered Nurse	\$99,310	Just over 80% AMI

\*This is equivalent to Tukwila's minimum wage

(US Bureau of Labor Statistics)

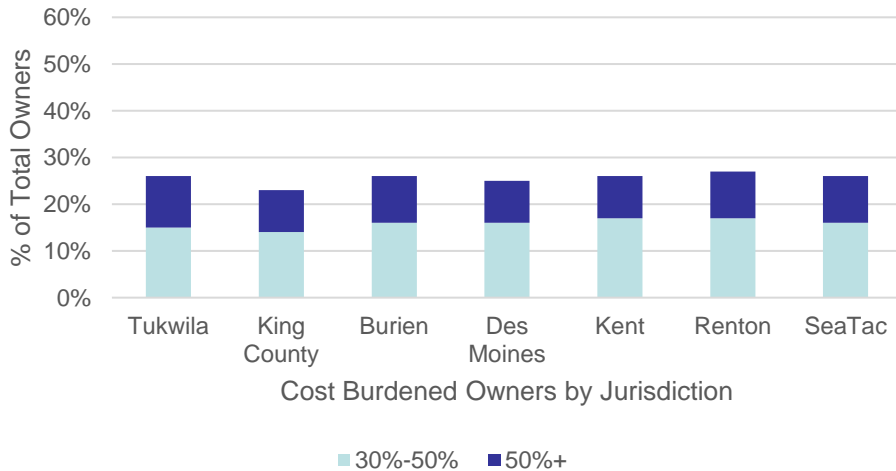




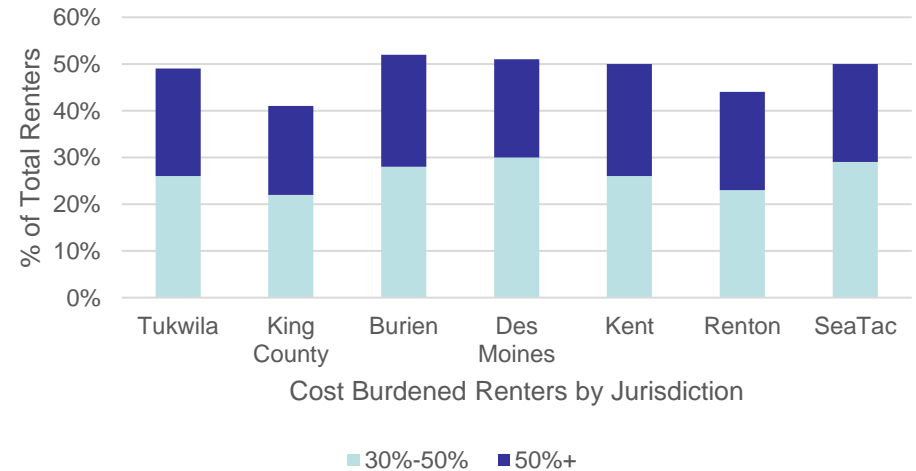
# Cost Burdened Status

- Cost burdened status refers to spending over 30% of income on housing (rent/mortgage, utilities and maintenance).
- Almost 50% of Tukwila Renters are considered cost burdened, including 23% spending more than 50% of income on housing (CHAS 15-19)
- Approximately 43% of housing units in Tukwila are Owner-Occupied

Cost Burdened Owners



Cost Burdened Renters





# Housing Growth Targets

---

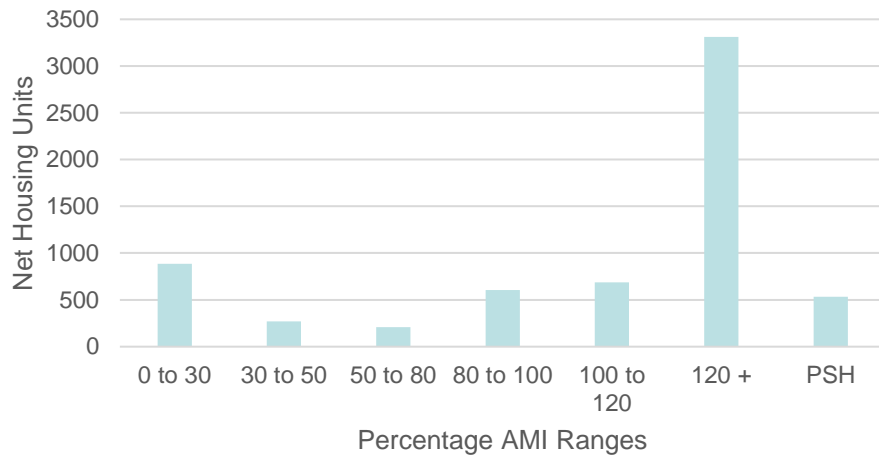
- Tukwila's housing growth target for new net housing units between 2019-2044 is 6,500 new units
- Based on the development between 2019 and present, this would require development of slightly more than 251 new net units per year to keep on pace with this target



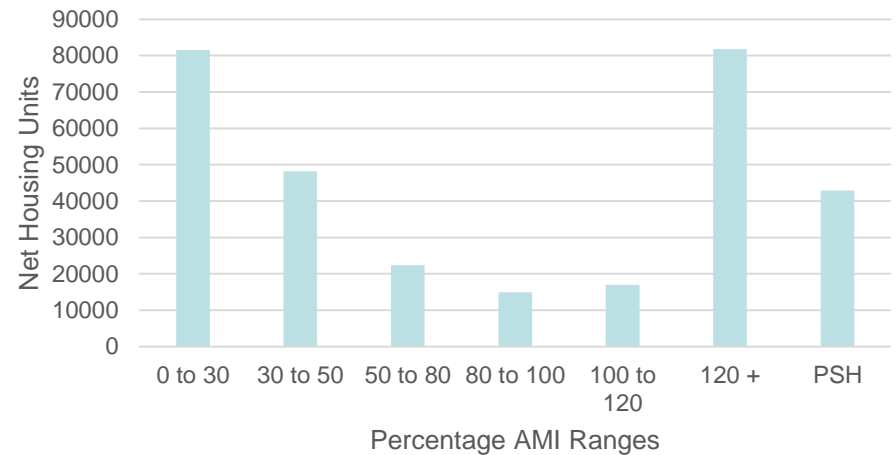
# AMI Growth Targets

- For the first time, cities are now required to plan for housing units at different AMI levels, not just at total units
- Below are the draft totals for Tukwila (KC Affordable Housing Committee Recommendation), and King County totals for comparison

Tukwila Housing Targets by AMI



King County Housing Targets by AMI





# Reasonable Measures

- As a result of not meeting pace for previous housing targets, the City of Tukwila was given reasonable measures to provide “Action(s) to encourage and/or incentivize residential development”
- Reasonable measures will need to be adopted within this comprehensive plan update

**Exhibit 13. Residential Growth Compared to Targets, 2006-2018**

City/Jurisdiction	2006 Total Housing Units	2006-2035 Housing Target	2006-2018 Housing Production	2018 Total Housing Units	% of 2035 HU target pace	Remaining 2035 Target	Annual Growth Needed to Achieve Target
<b>Metropolitan Cities</b>							
Bellevue	55,107	20,056	6,591	61,698	79%	13,465	1.3%
Seattle	292,881	99,760	63,675	356,556	154%	36,085	0.6%
<b>Subtotal</b>	<b>347,988</b>	<b>119,816</b>	<b>70,266</b>	<b>418,254</b>	<b>142%</b>	<b>49,550</b>	<b>0.7%</b>
<b>Core Cities</b>							
Auburn	23,602	11,159	3,138	26,740	68%	8,021	1.8%
Bothell	9,522	4,420	2,204	11,726	121%	2,216	1.1%
Burien	19,584	5,150	1,225	20,809	57%	3,926	1.1%
Federal Way	34,560	9,396	2,525	37,085	65%	6,871	1.1%
Kent	43,552	10,753	4,259	47,811	96%	6,495	0.8%
Kirkland	35,556	9,941	3,100	38,656	75%	6,841	1.0%
Redmond	22,790	11,896	4,946	27,736	100%	6,950	1.5%
Renton	36,168	17,231	6,607	42,775	93%	10,623	1.5%
SeaTac	10,301	6,728	548	10,849	20%	6,180	3.4%
Tukwila	7,739	5,626	130	7,869	6%	5,496	4.1%
<b>Subtotal</b>	<b>243,374</b>	<b>92,300</b>	<b>28,683</b>	<b>272,057</b>	<b>75%</b>	<b>63,617</b>	<b>1.4%</b>



# Single-Family Standards

- Tukwila's requirements for single-family development are generally similar to peer cities, but offer less flexibility in parking requirements, and in the feasibility of allowing alternative development types within single-family zones

	Minimum Lot Size (SF)	Parking per SF
Tukwila	6,500 (LDR)	2, additional if greater than 3 bedrooms
Burien	7,200 (Residential Single-Family 7,200)	2
Des Moines	7,200 (Residential Single-Family 7,200)	2
Kent	5,700 (Single-Family 6)	2
Renton	5,000 (R-8)	2, sometimes 1
SeaTac	7,200 (UL-7,200)	2



# Accessory Dwelling Unit Standards

- Tukwila's ADU Standards are on par, though slightly more restrictive overall, than comparison cities

	ADUs permitted	Maximum Size, detached (SF)	Owner Occupancy Requirement
Tukwila	1	800	Yes
Burien	2 (1 attached, 1 detached)	800	No
Des Moines	1	800	Yes
Kent	1	800	Yes
Renton	1	600-1,000 (depending on lot size)	Yes (some exceptions)
SeaTac	1	800	Yes



# Multifamily Parking Standards

<b>PARKING STANDARDS</b>	
<b>Applicability</b>	<b>Tukwila</b>
General Multifamily	2 stalls per unit (any unit type less than four bedrooms)
Multifamily in urban renewal overlay	1 stall per studio and 1 bedroom, 0.5 additional spaces per excess bedroom
Multifamily in Tukwila Urban Center	1 stall per studio and 1 bedroom, 1.5 stalls per two bedroom, 0.5 additional stalls for bedrooms in excess of 2
<b>Applicability</b>	<b>SeaTac</b>
General Multifamily	1 stall per studio, 1.5 per 1 bedroom, 2 per 2 bedroom +
Multifamily in City Center Overlay	1 stall per bedroom, maximum of 2 per unit (reductions eligible)
Multifamily Other Overlay Districts	Up to 35% reduction from general standards available
<b>Applicability</b>	<b>RCW 36.70A.620 maximum parking requirements for projects near transit</b>
0-50% AMI Affordable Units	0.75 stalls per unit (some exceptions)
Senior Units	No minimum (some exceptions)
Market Rate Units	0.75 stalls per unit (some exceptions)



# General Multifamily Notes

---

- Many of Tukwila standards for higher density zones are more restrictive than peer cities and make prospective development of multifamily projects infeasible due to lower unit returns, and higher associated construction costs
- Some areas that could be explored further include
  - Low permitted density (i.e., HDR 21/units per acre)
  - Low permitted heights
  - Stepback requirements for upper stories of multistory buildings
  - Confusing mix of overlays, and height exception or exemption areas
  - High open/recreation space requirements
  - High parking requirements, and lack of nuance between unit types
  - Inflexible requirements for structured parking
  - Requirements to meet conditions for additional building height
  - Lack of an active MFTE program





# Other Multifamily Standards

- Multifamily Tax Exemption programs incentivize multifamily projects within designated areas by exempting projects from property tax over an 8-, 12-, or 20-year period. Cities may require affordability for 8-year projects if desired, whereas minimum levels of affordability are required for 12- or 20-year exemptions.

Jurisdiction	Active MFTE Program
Tukwila	No (expired 2017)
Burien	Yes
Des Moines	No (expired 2022)
Kent	Yes
Renton	Yes
SeaTac	Yes



# Summary of TOD HAP Outreach

---

- “Tukwila has several land use and infrastructure code requirements that are outdated, reflecting the City’s suburban past rather than the urban center it is today. This impacts all development potential, but particularly affordable housing.
- Tukwila should provide a diverse range of housing options for people in all stages of life; from new families to single renters, seniors, and intergenerational families, everybody has healthy and safe options for a home in Tukwila.
- There are slightly different perspectives between residents and developers about the need for parking in the TIB area. While both perspectives agree that there is now, and will continue to be, a need for parking for new residential units, residents feel a much greater need for more parking while developers feel requirements are too onerous.



# Summary of TOD HAP Outreach

---

- In addition to needing more housing (and diverse types), there should more opportunities for home ownership in the form of townhomes and condos. The City should sponsor financial/home-buying educational opportunities so people invest in a home and start to build intergenerational wealth.
- People recognize change is coming, and City staff should immediately begin engaging with the diverse ethnic and cultural communities along the TIB. Engagement should be meaningful and authentic, involve community leaders, and be conducted by people who reflect Tukwila's diverse communities and that can communicate with people in their primary (non-English) languages.”



# Discussion?

---