



TO: Tukwila Planning Commission
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DATE: June 22, 2023

SUBJECT: Middle Housing Briefing

ISSUE

Staff and consultant are continuing to produce draft materials regarding racial equity in housing and middle housing recommendations to be considered.

BACKGROUND

The presentation is an informational briefing intended to update the planning commission on recent engagement efforts, market analysis done on middle housing products, as well as initial findings regarding racially disparate impacts. Work to finalize the middle housing project will continue to be refined over the next few months and leading to further discussion around the update of the land use and housing elements of the comprehensive plan.

ATTACHED

Middle Housing Briefing Presentation



Tukwila Middle Housing

Planning Commission June 22, 2023

Agenda

- Project timeline
- Engagement updates
- Feasibility analysis
- Racially disparate impacts
- Discussion and next steps

Project Timeline

Feb 2023

Summer 2023

December 2024



- Engagement efforts
- Racially disparate impacts & outcomes
- Code recommendations: middle housing

MAKERS role:

- Housing Element
- Land Use Element
- Climate change & equity
- GIS mapping
- Code recommendations: high-density housing

Middle Housing Project Goals

- Engage and resource diverse community; establish equity-driven engagement framework for Comprehensive Plan
- Analyze potential racially disparate impacts of status quo and proposed policies
- Increase flexibility for Tukwila neighborhoods to adapt as conditions change while protecting affordability, increasing housing variety, and supporting residents' needs

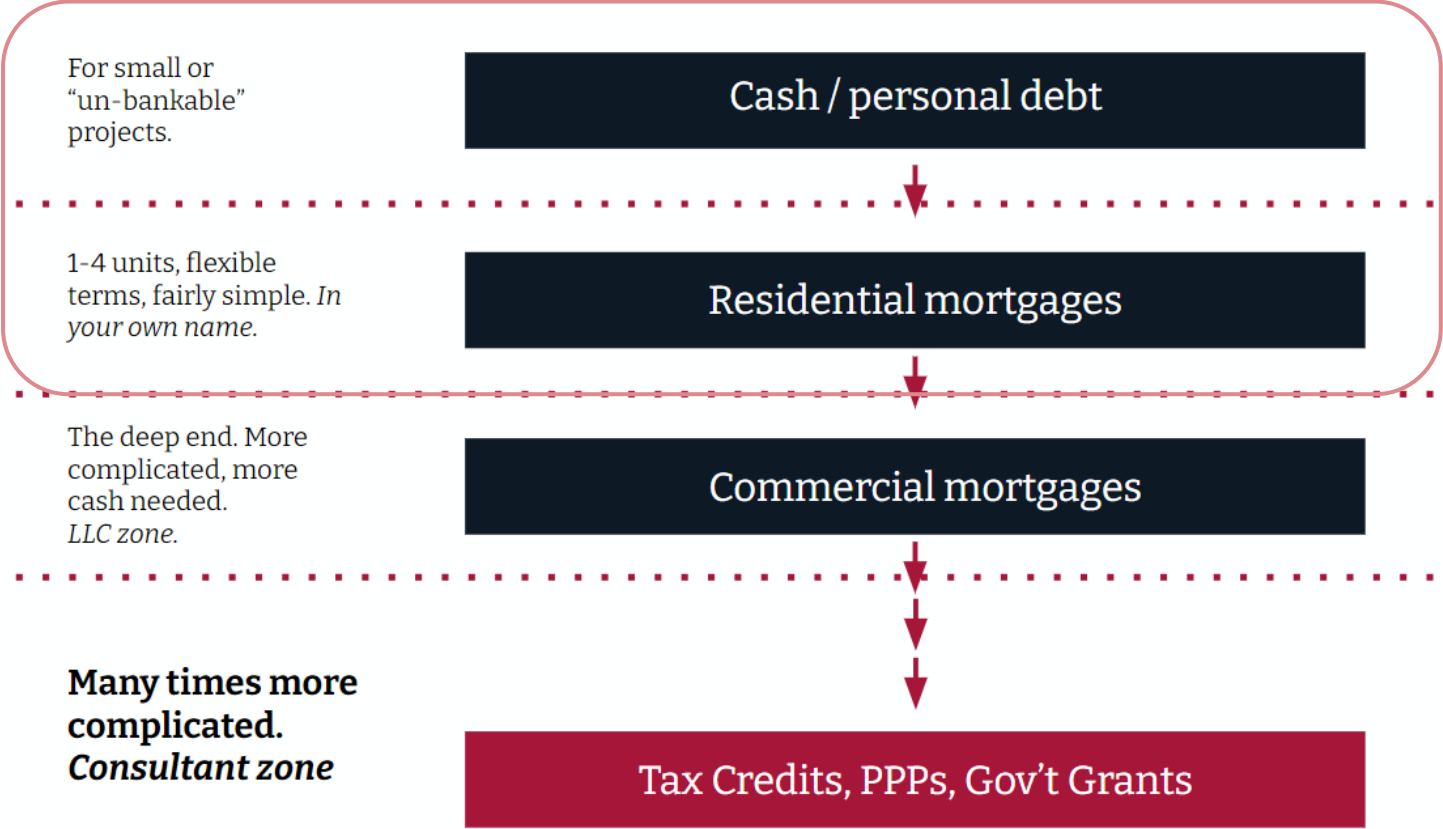
Key Themes

- Focus on ownership-oriented housing types
- Align code recommendations with outcomes of sensitivity testing
- Limit impacts to communities at risk of displacement

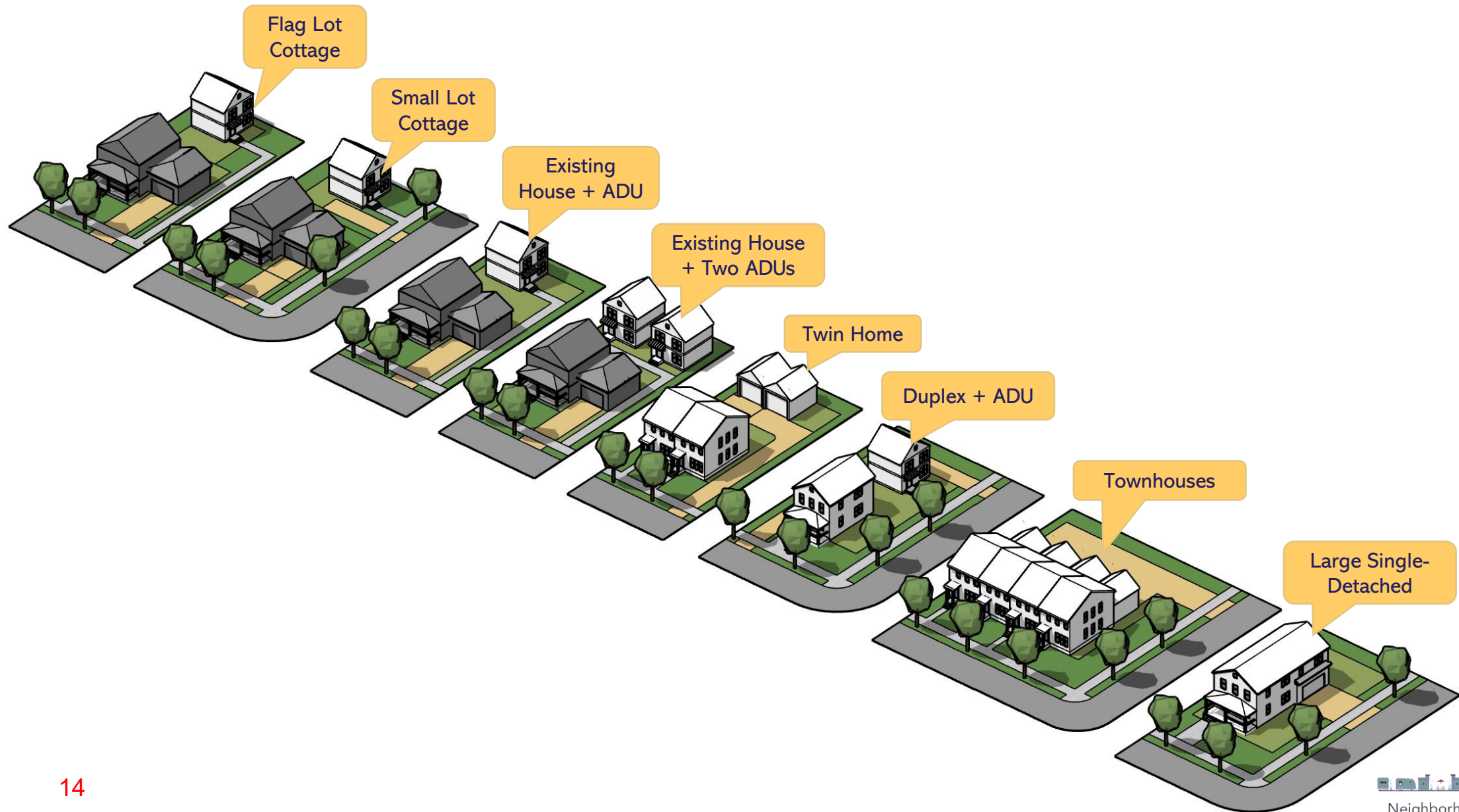


Feasibility Analysis

Unit Type Families



Tukwila, WA – Modified LDR Housing Choice

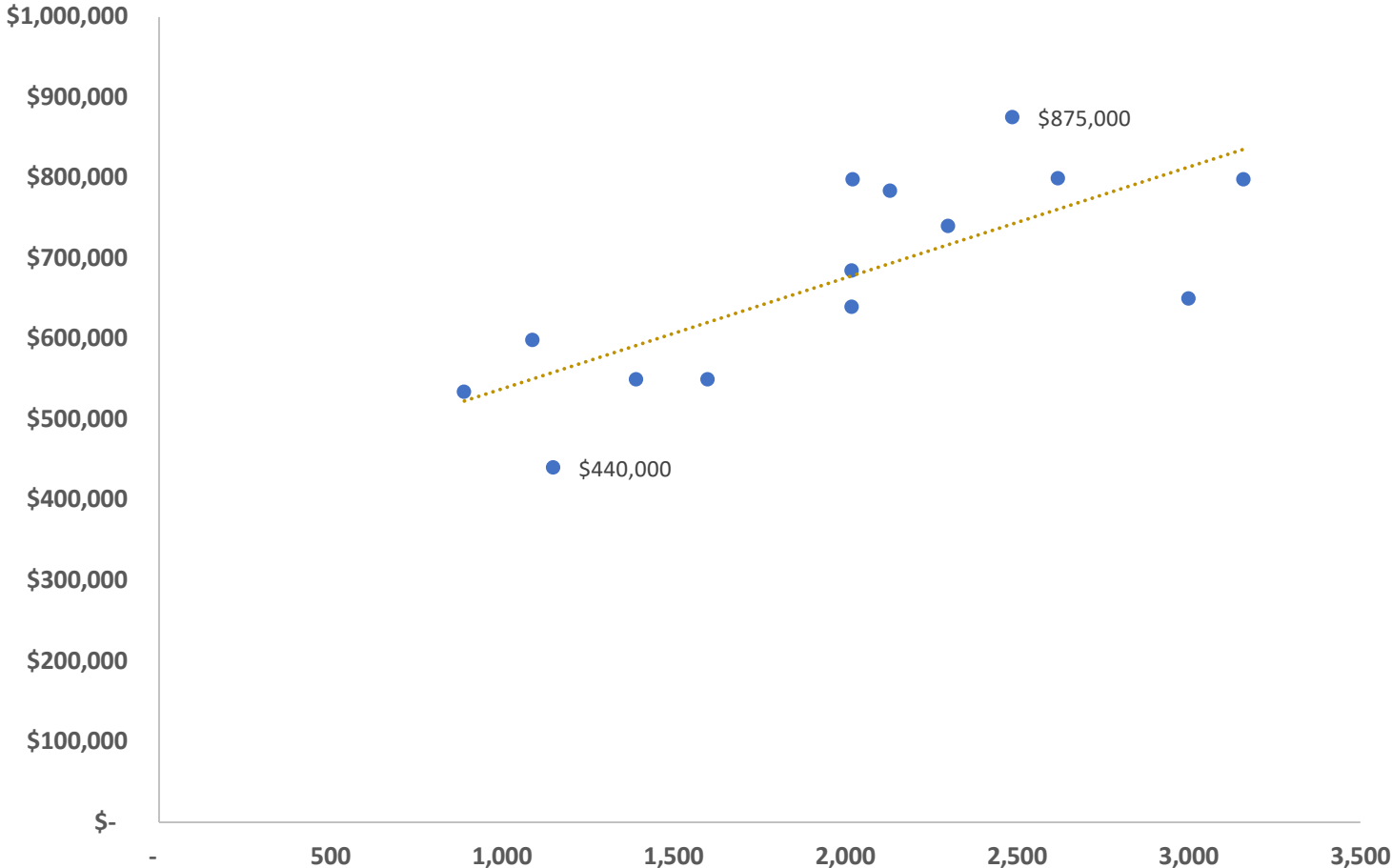


Market Calibration



Lot Size	# of Beds	# of Baths	Sq Ft	Asking Price	Price PSF	Year Built
17,550	4	4	3,000	\$ 650,000	\$ 217	2023
11,120	5	3	2,488	\$ 875,000	\$ 352	2023

Tukwila, WA Single-Family Asking Price to Square Feet (May 2023)



Existing Standards

Home Type	Lot Size (sf)	Unit Size (sf)	Sale	Rent	Affordable at % of local income*
Detached house	6,900	2,500	\$831,221	-	222%
Twin home	13,000	1,250	\$544,721	-	146%
Duplex, owner-occupied	13,000	900	\$950,568		234%
Duplex, rent	13,000	900	-	\$3,958	253%

↑
Unrealistic

*Tukwila median income, US Census, 2021:
\$89,653 = Owners
\$62,929 = Renters

Prototyping Modeling List - Fee Simple Focus

LDR

Single-Family

Twin Home

Duplex, Owner-Occupied

Duplex, Rent

Small Lot Single-Family

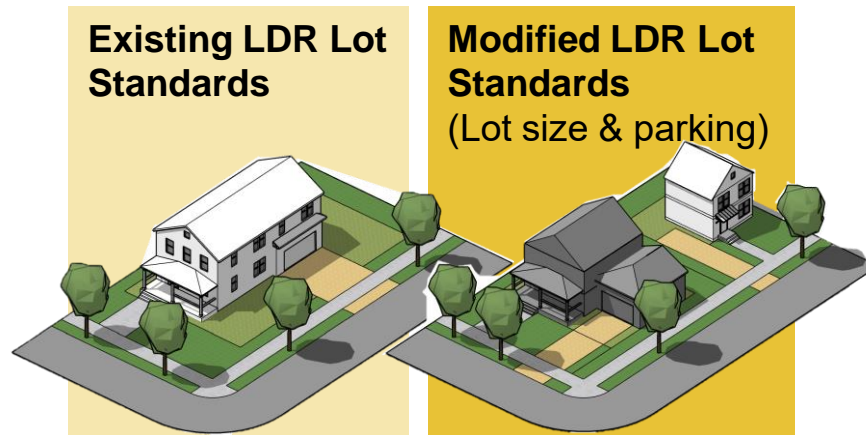
Small Lot Land Division

Existing Standards

Modified Standards



Detached House Sensitivity Testing



	Existing Standards	Modified Standards	Change
Sales Price	\$831,221	\$391,969	-53%
% Local Median Income	222%	105%	-53%
Unit Size (sf)	2,500	900	
Lot Size (sf)	6,900	2,500	
Lot Cost (\$25 psf)	\$172,500	\$62,500	
Lot Area per Unit	6,900	2,500	
Lot Coverage	23%	18%	
Parking per Unit	2	1	

Reduced Minimum Lot Size & Parking Requirements

Reducing standards around minimum lot size supports market choices to consume less land and build smaller.

What's next

- Sensitivity testing for townhouses and multi-plex housing types
- Code change proposals and refinements based on sensitivity testing

Engagement Update



Engagement update

Engagement Hub: Limited traffic so far; need help spreading the word!

Housing survey: 36 responses received

Housing producer interviews: four interviews conducted

Public meeting: Good turnout at June 6th Public Meeting

Community-based Organizations: Black Homeownership Initiative to lead engagement with local housing partners and underrepresented groups

Online interactive platform

- Social Pinpoint
- Landing page for updates, information, and links
- Brief housing survey
- Ideas Wall for community discussion
- Visit <https://makers.mysocialpinpoint.com/tukwila-engagement-hub/>



Welcome to the Engagement Hub!

This engagement hub is an online resource for Tukwila's planning around housing and the comprehensive plan update. Here you can find project updates, engagement opportunities, background information and summaries of recent events.



Tukwila Middle Housing

The City of Tukwila is undertaking a project to study and recommend changes that would allow development of middle housing. This project is part of a statewide effort to address housing scarcity and affordability and is funded by a grant from the state Department of Commerce.

The project will study existing zoning code and residential patterns, including potential racially disparate impacts of existing housing policy. The team will assess the feasibility of different housing types in Tukwila's market and housing context, and make recommendations for code and policy changes to allow middle housing as well as anti-displacement strategies.



Tukwila Comprehensive Plan Update

The Tukwila Comprehensive Plan is the primary policy document that guides the City's evolution and growth over a 20-year period. The Comprehensive Plan identifies the desired type, configuration, and intensity of land uses throughout the city, as well as the character and capacity of public facilities and services.

The Comprehensive Plan update will be complete by the end of 2024. The update includes a focus on housing and land use elements, and integrating equity and climate change elements into the Comprehensive Plan.

Ideas Wall Community Discussion

- Housing Ideas
- Your Housing Story
- Housing Needs
- Values
- Good Examples

< RETURN

About

Middle Housing

Middle Housing SURVEY

FAQs

HUB

Mid-rise density housing options (mixed with retail) should be allowed around our transit centers. In single family zoned areas, allow for a mix of options for town homes, duplexes, courtyards to support alternative homeownership opportunities. This should be accompanied by displacement prevention measures to support BIPOC households in accessing homeownership opportunities.

Start a discussion

Housing Ideas | 17 hours ago Like Dislike

Moderate-to-high density housing options (mixed with retail) should be prominent around our transit centers.

Values | 10 days ago Like Dislike

Need smaller, quality, value living areas to be available. So many new homes are single-family, and massive. Not everyone wants or needs that.

Housing Needs | 10 days ago Like Dislike

The City should consider adopting and publishing guidelines for an MFTE program to encourage developments.

Start a discussion

Housing Ideas | 23 days ago Like Dislike

Much of the focus has been on the TIB area. Other parts of the City should share some of the focus, Comp updates and investments.

Housing Needs | 23 days ago Like Dislike

Example: The Southard Community Land Trust. 18 affordable homeownership units on 1.5 acres.



the Southard

Join the discussion (1)

Good Examples | a month ago Like +1 Dislike

Stacked flats - sixplex in Portland



Join the discussion (1)

Good Examples | a month ago Like +1 Dislike

9 unit Condominium building in Tacoma



A duplex in Oregon



Start a discussion

Good Examples | a month ago Like Dislike

650 square foot DADU in Seattle



It was noted in Tukwila's TOD Housing Strategies Plan, that stakeholders felt the greatest housing need is for family-sized (3+ bedroom) affordable housing for 50% AMI (area median income) and under.

23

Housing Needs | a month ago Like +1 Dislike

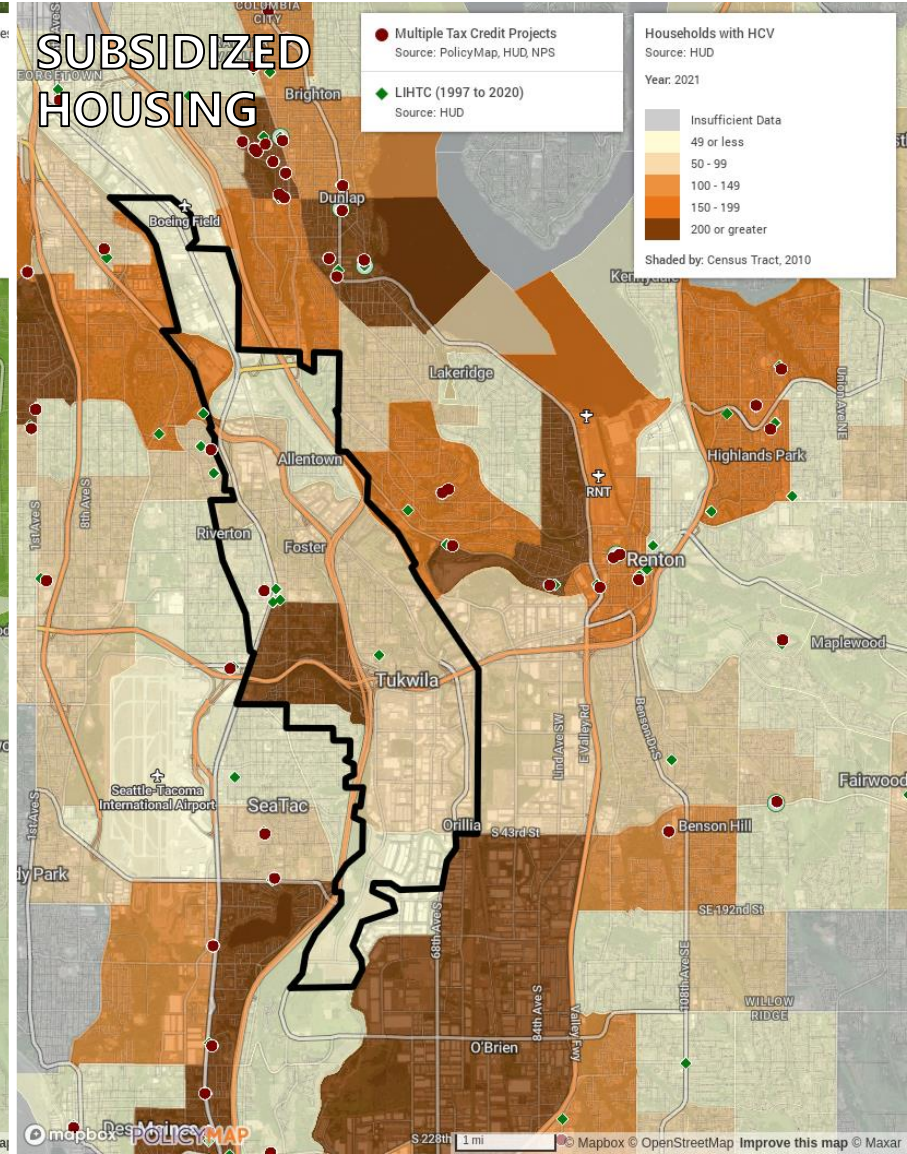
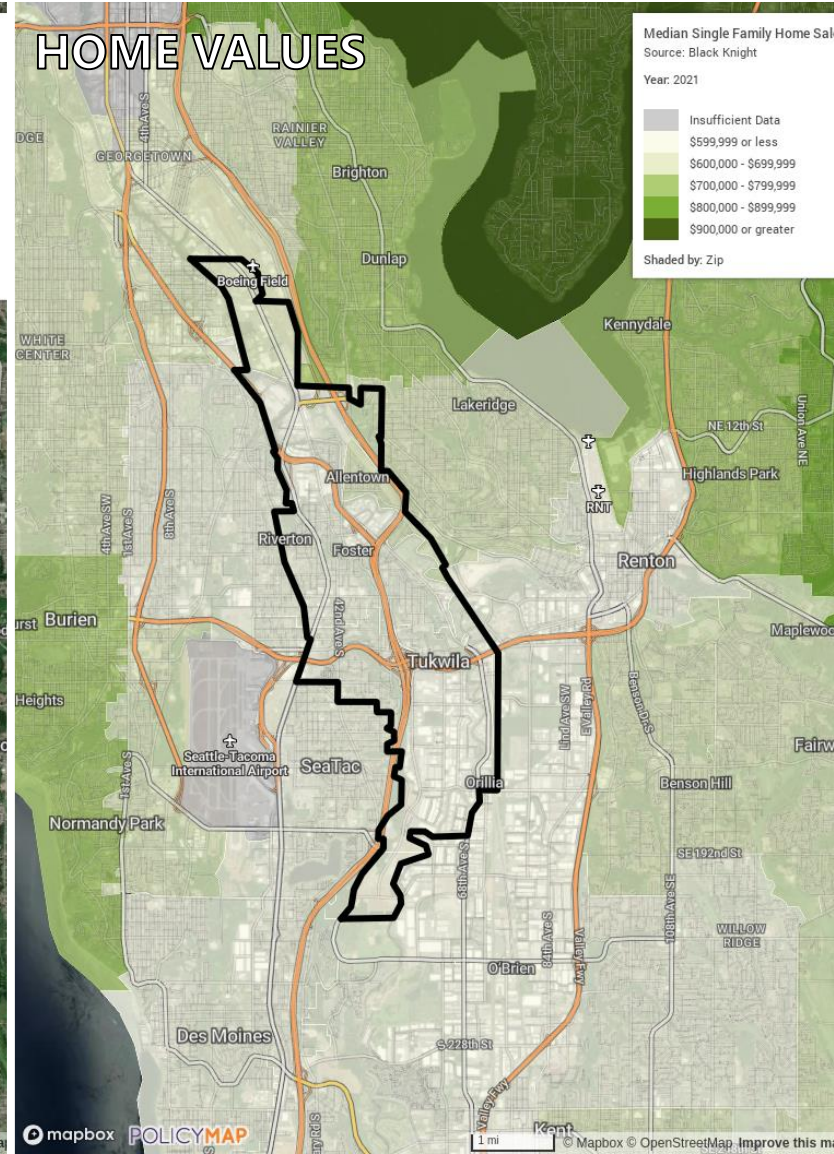
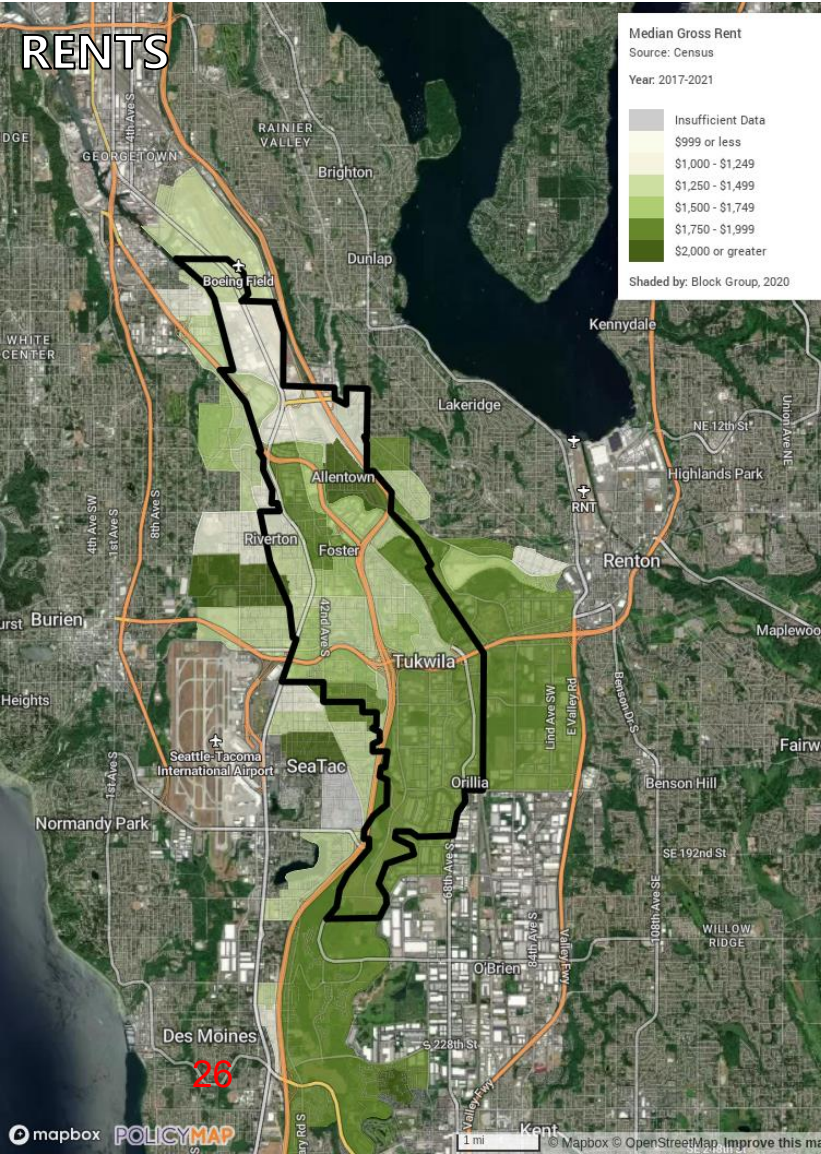
Racially Disparate Impacts



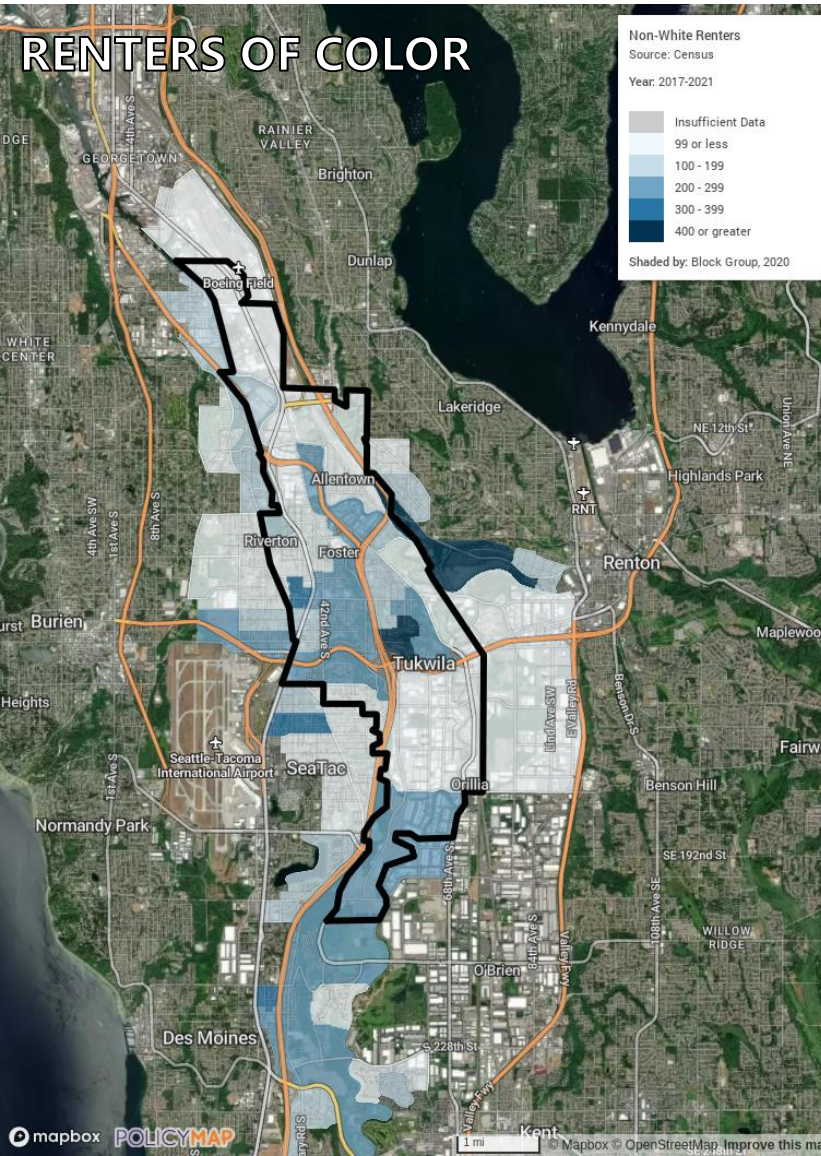
Racially Disparate Impacts

- Grant requirement to investigate racially disparate impacts of existing and proposed housing policies and regulations
- This work will continue through the Comprehensive Plan process
- Staff report in progress
- MAKERS assessment using PolicyMap data mapping tool
- PolicyMap exports will be added to the Engagement Hub

Affordability

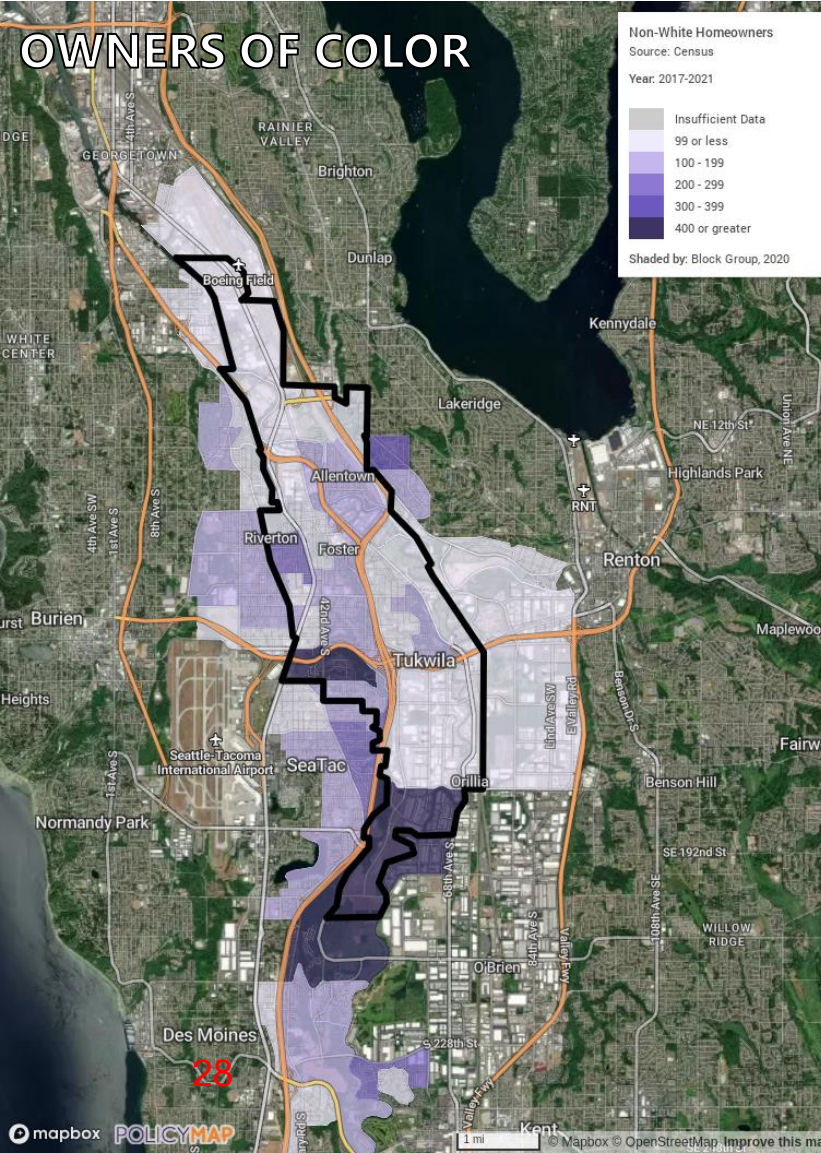


Renters

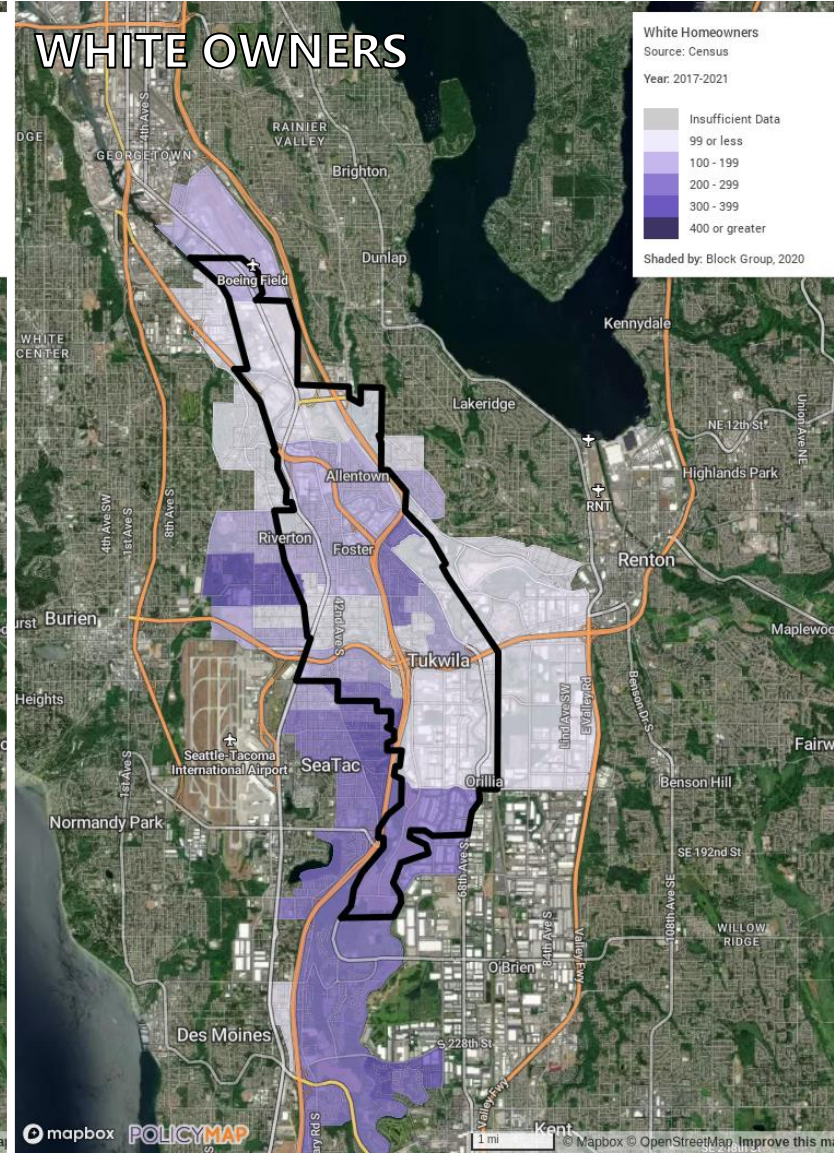


Homeowners

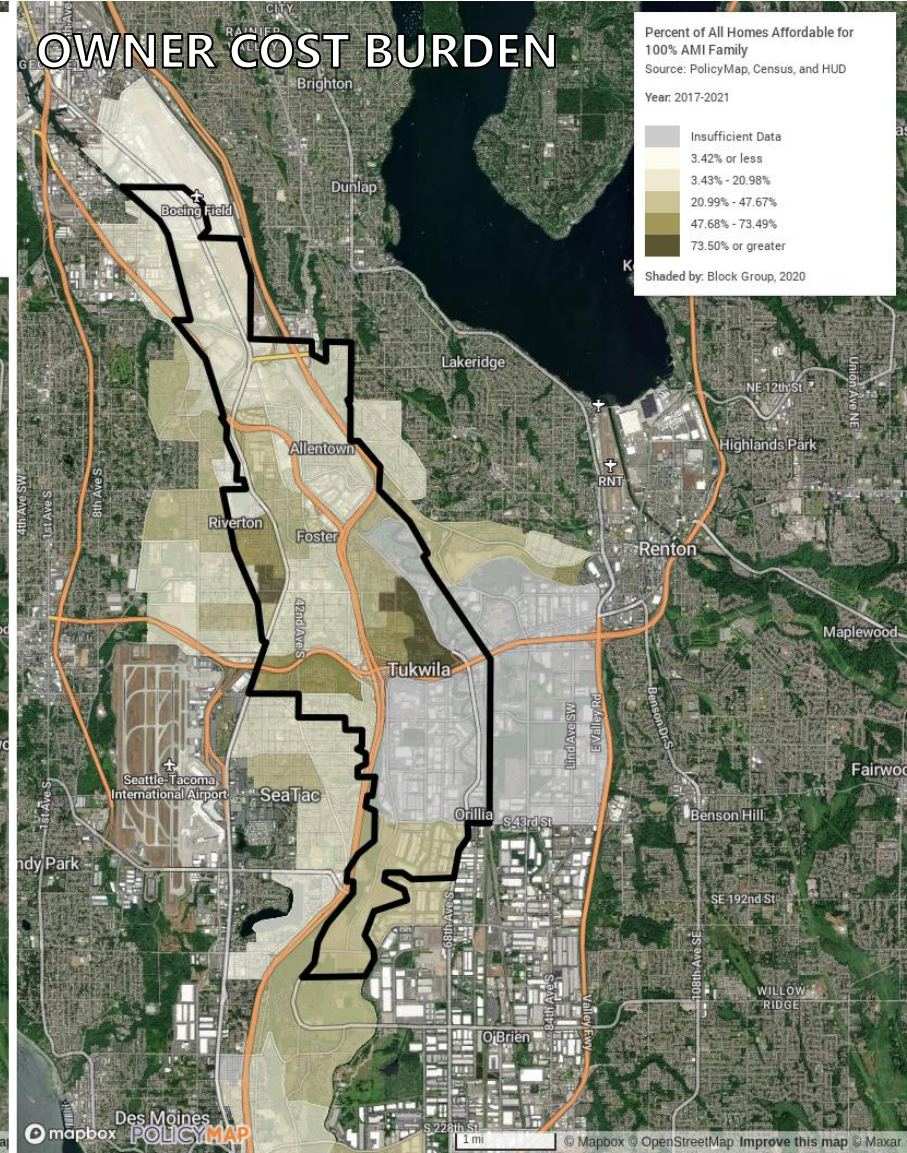
OWNERS OF COLOR



WHITE OWNERS



OWNER COST BURDEN



Discussion and Next Steps



Discussion

What is important to learn from sensitivity testing?

What areas of zoning code seem most promising to update?

What outcomes should we strive for?