



TO: Tukwila Planning Commission
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DATE: October 26, 2023
SUBJECT: Land Use & Housing - Briefing

ISSUE

This agenda item is to brief the Planning Commission at their October 26, 2023, meeting on background information pertaining to reorganization of comprehensive plan elements, establishment of a Land Use Element, and an update of the Housing Element.

BACKGROUND

Reorganization of Elements

In an effort to streamline, and more logically distribute content for all users of the comprehensive plan, staff proposes establishing a “Land Use” element, a required element under the Growth Management Act. In previous plans, Tukwila distributed Land Use information throughout the plan rather than consolidating it.

In addition, the 2024 update will see the creation of a “Centers” element, which will combine the two short elements addressing the “Southcenter – Tukwila Urban Center and “Manufacturing/Industrial Center”. Staff also proposes removing the “Residential Neighborhoods”, “Tukwila International Boulevard”, and “Tukwila South” as standalone elements. Policies from these elements will be reviewed to eliminate redundancy, improve clarity, and ensure relevance and legality, and those retained will be generally redistributed as seen as the second image below.

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Element Consolidation:

- Element List (2015 Update)
 1. Community Image and Identity
 2. Economic Development
 3. Housing
 4. Natural Environment
 5. Shorelines
 6. Parks, Recreation and Open Space
 7. Residential Neighborhoods
 8. Tukwila International Boulevard District
 9. Tukwila South
 10. Southcenter – Tukwila’s Urban Center
 11. Manufacturing/Industrial Center
 12. Utilities
 13. Transportation
 14. Capital Facilities
 15. Roles and Responsibilities
- Element List (2024 Update)
 - Land Use
 - Community Image and Identity
 - Economic Development
 - Regional Centers
 - Housing
 - Natural Environment
 - Shorelines
 - Parks, Recreation and Open Space
 - ~~Residential Neighborhoods~~
 - ~~Tukwila International Boulevard District~~
 - ~~Tukwila South~~
 - ~~Southcenter – Tukwila’s Urban Center~~
 - ~~Manufacturing/Industrial Center~~
 - Utilities
 - Transportation
 - Capital Facilities
 - ~~Roles and Responsibilities~~

Element Reorganization:

- Residential Neighborhoods → • Land Use & Housing (*primarily*)
- Tukwila International Boulevard District → • Land Use
- Tukwila South → • Land Use
- Southcenter – Tukwila’s Urban Center → • Regional Centers
- Manufacturing/Industrial Center → • Regional Centers
- Roles and Responsibilities → • Community Image & Identity

UPDATES IN THE LAND USE & HOUSING REQUIREMENTS

Tukwila’s Comprehensive Plan Update will be reviewed at the State, Regional, and County levels to ensure that it complies with all requirements between these three bodies before being voted on for adoption by the City Council. Each review body has required components and policy language which must be included in the update in some form in order to be approved by the reviewing body. Staff has been working to integrate any new requirements into planning commission presentations and element updates to ensure compliance.

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Major update areas related to required land use and housing policies include:

- Racially disparate impacts
- Emphasizing growth around transit
- Housing affordable to different AMI levels

Examples of King County policies around these topics can be seen below:

- **H-9** Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter.
- **H-10** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices. Promote equitable outcomes in partnership with communities most impacted.
- **H-11** Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.
- **H-14** Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.
- **H-16** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.
- **H-17** Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

ESTABLISHING A LAND USE ELEMENT

One of the required elements of a comprehensive plan is a Land Use specific element. Previous updates of the Tukwila Comprehensive Plan did not include such an element. In this update

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staff is preparing the new element, with a general organization of policy groupings as shown below.

- **Growth Management**
 - GMA
 - Population Projections
 - Capacity
 - Land Use Designations
 - Future Land Use
 - Annexations & Essential Public Facilities
- **Healthy & Equitable Communities**
 - Walkable Communities
 - Equitable Access
- **Built Environment**
 - TIB
 - Tukwila South
- **Land Use Compatibility**
 - Land Use Buffering

HOUSING ELEMENT CHANGES

In addition to many of the changes in required policy updates from the last comprehensive plan update, many new legislative actions have been taken at the state level that should be supported in the comprehensive plan update. Some of the most pertinent to housing include:

- **HB 1110:** Allowing middle housing in residential zones
- **HB 1337:** Reducing limitations on Accessory Dwelling Units.

Within the update of the housing element, the Washington Department of Commerce has provided guidance on how to review existing and proposed housing policies with consideration for Racially Disparate Impacts. Exhibits below are from the Department of Commerce's "Guidance to Address Racially Disparate Impacts: Updating your housing element to address new requirements" materials published in April 2023.

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Exhibit 9. Example policy evaluation framework

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	A Approaching

Criteria	Evaluation
The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C Challenging
The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	NA Not applicable

Exhibit 10 shows an example of findings from a policy evaluation using the example framework presented in Exhibit 9. The evaluation reflects the findings established in Step 1 and Step 2, including the identification of BIPOC communities, racially disparate impacts, displacement and exclusion in housing and the identification of areas that may be at higher risk of displacement.

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Exhibit 10. Example policy evaluation

Policy	Evaluation	Why?
Promote private and public efforts to preserve the existing quality housing stock by maintaining sound units and rehabilitating substandard units.	S Supportive	Public and private efforts can help to preserve existing affordable housing inventory and allow residents to stay in housing they can afford. Renters, who are primarily BIPOC in the community based on the housing analysis, can benefit from this policy.
Allow more homes to be developed in areas that have existing infrastructure.	A Approaching	Using existing infrastructure supports the goals of GMA and results in lower building costs, which may result in lower rents and purchase prices. At the same time, adding more housing in areas served by existing infrastructure may still require infrastructure upgrades or improvements. Furthermore, new or upgraded infrastructure should be considered for areas that have been historically disinvested in, especially areas where communities of color live.
Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.	C Challenge	Depending on how it is implemented, this policy has the potential to challenge the city's ability to meet the range of housing needs identified in the housing needs assessment. If implemented without regard to other housing needs, this policy may serve as a barrier to meeting these needs. Some types of zoning and regulations including minimum lot size requirements, prohibitions on multifamily homes, and limits on the height of buildings restrict the types of homes that can be built. Research has connected zoning to racial segregation, creating disparities in outcomes. Amending zoning standards to allow more types of housing and expanding housing choices that can be more affordable is an important way to undo past harm.
Policy	Evaluation	Why?
Adopt and apply code enforcement regulations and strategies that promote neighborhood protection, preservation, property maintenance, public safety and welfare.	C Challenge	Depending on how this is implemented, this policy has the potential to challenge the city's anti-displacement efforts. Code enforcement policies can often cause families with lower incomes to be disproportionately fined and possibly displaced from a neighborhood.

Further information on Regional and County Planning Policies can be found in the links below:

<https://www.psrc.org/planning-2050/vision-2050>

<https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/cpps>