



## Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

### MEETING MINUTES

Thursday, December 7, 2023 – 5:30PM

#### ATTENDEES:

Perri Doll  
Dennis Nguyen  
Joe Duffie  
Kristen Schwabe-Fry  
Will Ragin

Jo Anderson  
Neil Tabor  
Nancy Eklund

#### I Call to Order

#### II Introduction (2 minutes)

#### III Approval of Agenda (2 minutes)

#### IV Approval of Minutes, November 2, 2023 (2 minutes)

#### V Business Items

- Get to know your fellow Commissioners.

Commissioners shared something about themselves.

- 2023 ESJC Expenses

Commissioners discussed options for expending the remaining \$3900 in the 2023 budget. Jo reported that the City attorney responded that using commission funds to purchase snack packs or winter coats for either Tukwila School District students or asylum seekers at Riverton Park United Methodist Church appears consistent with the commission bylaws. After discussion, commissioners voted unanimously to provide funding to Still Waters Family Services in support of Tukwila School District students in need of food during winter break. Commissioners requested a report on use of funds and impact. Commissioners want to discuss budget priorities early in 2024.

**ACTION ITEM:** Jo will work with the Finance Department to issue a check to Still Waters Family Services for this purpose.

- Comprehensive Plan Update – Neil Tabor



## **Tukwila Equity and Social Justice Commission**

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Neil presented slides that included the Comprehensive Plan Timeline, Housing Related Updates, Future Projects, Housing Element, and Example Policies. Commissioners provided feedback on questions regarding housing and other planning issues. Responses included the need to prioritize limiting displacement in housing decisions; the challenges and impacts that will come with new requirements for housing development in a small City; the City's changing demographics, e.g. low school enrollments due to families with children settling elsewhere. Commissioners appreciated the opportunity to give feedback and would like to continue to be updated and contribute to future discussions.

- Racial Restrictive Covenants Presentation Debrief and Action Steps.

Conversation tabled for a future meeting due to lack of time.

### **VI Miscellaneous**

- Kristen attended the December 4 City Council Meeting and raised an issue that emerged in the meeting regarding translation needs. Jo provided information on the City's efforts, including the development of a Language Access Plan, translating vital documents, and addressing the needs of multilingual groups in the Tukwila community.
- Jo invited commissioners to the Tukwila Community Leadership Initiative celebration on Saturday, December 9, 10am-12pm at the Sullivan Center.

- **VII Adjournment**



# Tukwila Comprehensive Plan & Housing

Equity & Social Justice Committee

December 7, 2023

# Overview

- Comprehensive Plan (5 minutes)
- Housing Related Updates & Future Projects (5 minutes)
- Housing Element (5 minutes)
- Discussion (15 minutes)

# Comprehensive Plan Timeline

- Draft Housing Element Review at Planning Commission (Live and online)
  - 6:30pm Thursday December 14<sup>th</sup>, 2023 (City Council Chambers)
- Draft Land Use Element Review at Planning Commission (Live and online)
  - 6:30 pm Thursday January 5<sup>th</sup>, 2024 (City Council Chambers)
- Tentative Open House at Sullivan Center
  - Evening of Thursday February 1<sup>st</sup>, 2024
- Public Hearing for Draft Plan at Planning Commission (Live and online)
  - 6:30pm Thursday March 14<sup>th</sup>, 2024. Continuance 3/28/2024 if necessary.
- Community Open House – TBD
- City Council Review
  - Summer & Fall 2024

# Housing Related Updates

- Update of Accessory Dwelling Unit (ADU) Regulations
  - Allows two ADUs per lot instead of one
  - Increases ADU size allowed from 800 to 1,000 square feet
  - Removes owner occupancy requirement
  - Amends parking requirements
- Housing Market Study
- Miscellaneous updates
  - Parking around transit service
  - Procedural requirements for nonconforming lots

# Future Projects

- Design Review Code Updates
  - Starting in early 2024
- Permitting Code Updates
  - Starting early 2024
- Middle Housing & Other Housing Code Updates
  - Starting mid 2024

# Housing Element

- Update of 2015, current, Comprehensive Plan
- Integrates topics such as:
  - Housing production affordable to different income levels (AMI)
  - Mitigate displacement with new housing development
  - Undoing racially disparate impacts in housing
  - Aligning development standards with the market
  - Allowing for a broader array of housing types
- This update will also create a new Land Use Element, which did not exist previous plan updates



# Housing Element

- Five draft goals are:
  - **Support housing growth** consistent with regional targets.
  - **Promote safe, healthy, and affordable housing choices** for residents of all income levels.
  - **Support collaborative efforts** with other jurisdictions and organizations to assess housing needs, coordinate funding, and preserve and create **affordable housing opportunities**.
  - Limit **displacement** impacts to vulnerable and historically underserved populations.
  - Promote housing options that support **personal fulfillment and a healthy social life** and are appropriate for people **in all stages of life**.
- Associated policies and implementation strategies support these goals as actionable steps.

# Example Policies

- Modify residential zoning designations and development standards to align with city goals, and periodically assess the amount of housing produced under these standards.
- Expand capacity for moderate density housing, i.e., “missing middle housing”, in residential areas with low-density zoning throughout the city to increase home ownership and rental housing options.
- Support the creation of co-housing, housing cooperatives, co-living buildings, and other types of housing that provide community-oriented housing alternatives for families, seniors, young singles, religious communities, or other groups with specific needs.

# Example Policies

- Support the long-term preservation of existing naturally occurring affordable housing developments by acting as a facilitator between affordable housing groups interested in purchasing units and property owners.
- Continue to develop relationships with populations that have been historically underserved and are at risk of displacement to better understand needs and risks.
- Review and update development code to support production of housing types that provide relatively affordable homeownership options, such as middle housing (including townhouses) and condominiums.

# Discussion & Feedback

- What should the City prioritize in housing decisions?
- What is the most effective way for ESJ to provide input on housing and other planning issues?
- How often would you like updates on housing and planning issues?
- Any feedback or questions?

Reach us at [2044CompPlan@TukwilaWA.gov](mailto:2044CompPlan@TukwilaWA.gov)

Neil Tabor, Senior Planner

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