



City of Tukwila  
**Planning and Community  
 Development Committee**

- ◆ Kathy Hougardy, Chair
- ◆ Verna Seal
- ◆ Thomas McLeod

<b>Distribution:</b> K. Hougardy V. Seal T. McLeod K. Kruller	Mayor Ekberg D. Cline R. Bianchi C. O'Flaherty A. Youn L. Humphrey
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# AGENDA

**MONDAY, MARCH 1, 2021 – 5:30 PM**  
 HAZELNUT CONFERENCE ROOM  
 (At east entrance of City Hall)

**THIS MEETING WILL NOT BE CONDUCTED AT CITY FACILITIES  
 BASED ON THE GOVERNOR'S PROCLAMATION 20-28.**

**THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS  
 MEETING IS: 1-253-292-9750, Access Code 697075721#**

**Click here to: [Join Microsoft Teams Meeting](#)  
 For Technical Support during the meeting call: 1-206-431-2179.**

Item	Recommended Action	Page
<b>1. BUSINESS AGENDA</b>		
a. Discussion on representation on Tukwila Village Community Development Association Board of Directors. <i>Derek Speck, Economic Development Administrator</i>	a. Forward to 3/8 C.O.W. meeting for consensus.	<b>Pg.1</b>
b. A briefing on King County Growth Targets and Buildable Lands. <i>Minnie Dhaliwal, Community Development Deputy Director</i>	b. Discussion only.	<b>Pg.3</b>
c. A briefing on the Housing Action Plan. <i>Meredith Sampson, Assistant Planner</i>	c. Discussion only.	<b>Pg.7</b>
d. A follow-up discussion from King County's Health through Housing presentation. <i>Minnie Dhaliwal, Community Development Deputy Director</i>	d. Discussion only.	<b>Pg.11</b>
<b>2. MISCELLANEOUS</b>		

**Next Scheduled Meeting:** *March 15, 2021*



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## **INFORMATIONAL MEMORANDUM**

**TO: Planning and Community Development Committee**

**FROM: Derek Speck, Economic Development Administrator**

**CC: Mayor Ekberg**

**DATE: February 23, 2021**

**SUBJECT: Representation on Tukwila Village Community Development Association**

### **ISSUE**

Staff is seeking Council direction on City representation on the board of directors of the Tukwila Village Community Development Association.

### **BACKGROUND**

In 2007 the City Council adopted a vision for Tukwila Village. The vision intended for Tukwila Village to be a welcoming place where all residents can gather and connect with each other. It was intended as an active, vibrant, mixed-use development that would include elements such as a library, retail, restaurants, public meeting space, and an outdoor plaza and could include other elements such as office, live/work, and residential space. Tukwila Village was intended as a privately owned development that would not be under City control but would have some spaces as community amenities.

In order to accomplish the vision, in 2012 the City Council approved a Disposition and Development Agreement (DDA) with the developer of Tukwila Village that set out the deal terms to accomplish that vision. To achieve community access on private property, Section 2.8 of the DDA provided for the creation of an independent, community based non-profit organization that would, through a lease agreement, manage, operate, maintain, and promote the use of the community room with kitchen and plaza to serve as community amenities to benefit not only the privately owned property of the Tukwila Village development but also the community at large.

The property owner, Sustainable Housing for Ageless Generations (SHAG), and the City cooperated to create the community organization and in 2018 created the Tukwila Village Community Development Association (TVCDA) as a Washington State non-profit corporation. It was created as its own legal organization and is not a board, commission, or other type of entity controlled by the City of Tukwila. During the creation process, the three organizations realized the mission of the non-profit should be broader than just managing the community facilities and so patterned it after community development associations. Its articles of incorporation describe the mission which includes the following: "to improve the social welfare, including the physical, emotional, and economic health, of members of the public in the City of Tukwila and the residents of Tukwila Village by promoting arts, economic development, education, health, and community building." One could summarize TVCDA's mission as "*to improve the quality of life for the Tukwila community.*"

In 2018 the TVCDA Board adopted bylaws that provide for the property owner and the City to each appoint one member to the Board of Directors. This was intended to ensure the TVCDA Board would balance the interests of the property owner and community. The initial two directors were named in the articles of incorporation with Mayor Ekberg as the City's representative. This enabled the formation to proceed quickly and indicated the importance of this non-profit as a way to attract others to join the Board. The Mayor continues to serve in that role.

### **DISCUSSION**

This item is being brought to the Council to understand if the Council would like to have a role in the City's future appointment to the TVCDA Board of Directors. Staff sees four main options:

- (1) Although TVCDA is not a City board or commission, the Mayor could appoint the City's representative and the Council could confirm the appointment which would follow the City's standard process for appointments to City boards and commissions. Appointees could include any City elected official, a staff member, a resident, or anyone else.
- (2) The Council could express intent that this position is to be filled by an elected official (either the Mayor or a Councilmember) with the latter to be appointed by the Council.
- (3) The Council could decide the City should not participate.
- (4) The Council does not have to take a position. The decision for City participation would continue to rest with the Administration.

Some of the reasons in favor of the first two options is because it gives the City a stronger position through which to influence the work and board composition of TVCDA. It is a method to influence the policies for managing the community spaces at Tukwila Village to serve the whole community. TVCDA also has a broader mission than managing the community spaces and it is a way for the City to have an integral role in achieving TVCDA's broader mission.

One of the main reasons in favor of the third option, is that the City may prefer to not have a direct connection to setting policies for public use of the community spaces at Tukwila Village, especially because those policies can be controversial. In addition, participation in any organization requires a commitment of time.

### **FINANCIAL IMPACT**

No financial or budget impact.

### **RECOMMENDATION**

The Committee is being asked to provide direction on the four options above and forward a recommendation to the March 8, 2021 Committee of the Whole meeting for discussion.

### **ATTACHMENTS**

None



# INFORMATIONAL MEMORANDUM

TO: Planning & Community Development Committee

FROM: Minnie Dhaliwal, Deputy DCD Director

BY: Jaimie Reavis

CC: Mayor Ekberg

DATE: March 1, 2021

SUBJECT: Buildable Lands Analysis and Growth Targets

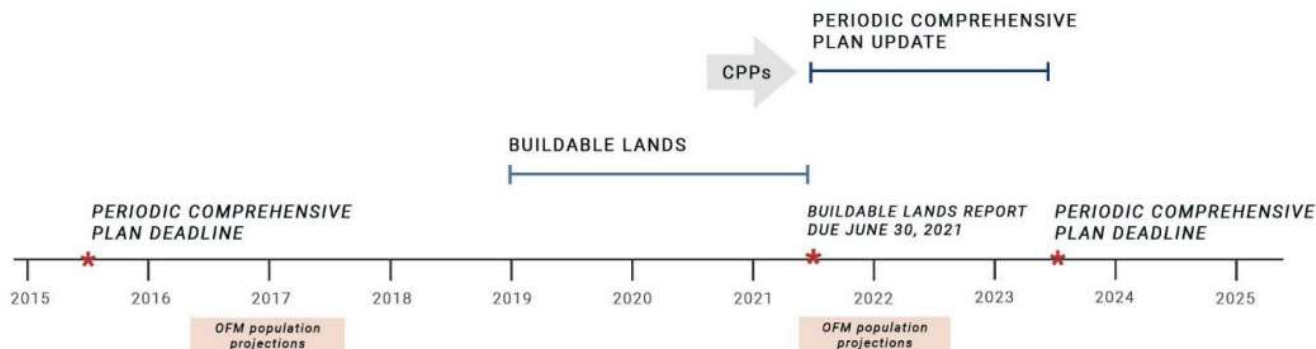
## ISSUE

The Committee of the Whole received a briefing from King County and staff in January 2021 on the process of setting growth targets for the next round of comprehensive plan updates in 2023-2024. This memo provides more details on the Buildable Lands Analysis for Tukwila, and what it shows in terms of Tukwila’s capacity to receive development that will accommodate growth targets for housing units and jobs.

## BACKGROUND

### A. Buildable Lands Analysis:

Cities coordinate with each other and with King County on an eight-year cycle to implement the Growth Management Act. As part of this cycle, King County updates the Countywide Planning Policies (CPPs) to set up a framework for planning coordination among cities and the region. King County is currently updating the CPPs in preparation for Comprehensive Plan updates cities will be required to do in 2023-2024.



As part of the continuous eight-year update process, state law (RCW 36.70A.115) requires counties and cities to “ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.” The way that this is done is through a review and evaluation program outlined in RCW 36.70A.215, which has come to be referred to as “buildable lands.”

King County works with cities to provide guidance on how to complete the buildable lands analysis to ensure that cities within King County use a consistent methodology. From late 2018 through late 2020, cities around the county have been completing three phases of data collection and reporting for the latest buildable lands report.

The three phases include:

Phase 1: Measurement of achieved density of residential and commercial development from 2012-2018.

Phase 2: Analysis of planned density and land supply.

Phase 3: Applying achieved or assumed density to vacant and redevelopable land to measure capacity for future development.

The data reported to King County on available land supply for new households and jobs factors into the growth target setting process.

**B. Growth Target:**

Growth targets are a policy statement about the amount of housing and jobs each jurisdiction will plan for in the 2024 Comprehensive Plan. These are part of the Countywide Planning Policies that are adopted by King County Council for the next 20-year period.

To determine the number of housing units and jobs the county should plan for over the next 20 years, King County uses population projections from the Office of Financial Management and an economic forecast from the Puget Sound Regional Council. The Regional Growth Strategy in the PSRC's Vision 2050 plan also guides the amount of growth apportioned to King County, as well as to regional geographies within King County. Within regional geographies, cities and King County collaboratively determine targets for each jurisdiction, relative to the amount of capacity, presence of growth centers, and high-capacity transit within cities.

Based on the forecasts, the population growth for the Puget Sound Region for 2019-2044 period is anticipated to be approximately 1.3 million and job growth projection is 884,450 jobs. King County is expected to take approximately 50 percent of this growth. There are a total of 10 core cities in King County and collectively these core cities are expected to plan for 112,850 housing units and 222,800 jobs.

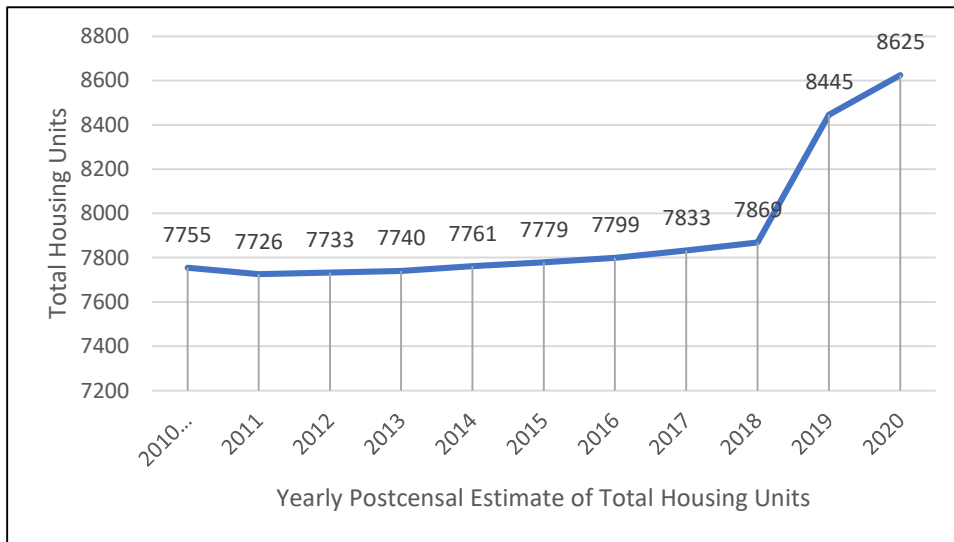
**DISCUSSION**

***Previous Targets and Development Trends***

Housing and jobs targets for the 2015-2035 time-period used in the 2015 Tukwila Comprehensive Plan update were as follows:

<i>Existing Housing Target (2015-2035)</i>	<i>Existing Job Target (2015-2035)</i>
5,626	20,358

From 2015-2020, a total of 846 housing units were constructed in Tukwila. The graph at right shows total numbers of existing housing units in Tukwila, as reported to the Office of Financial Management.



The sharp rise in number of units from 2018-2020 reflects new multifamily developments in the Tukwila Urban Center and the Tukwila International Blvd. corridor.

The current buildable lands analysis shows that the City has capacity for the following (taking into consideration critical areas and zoning):

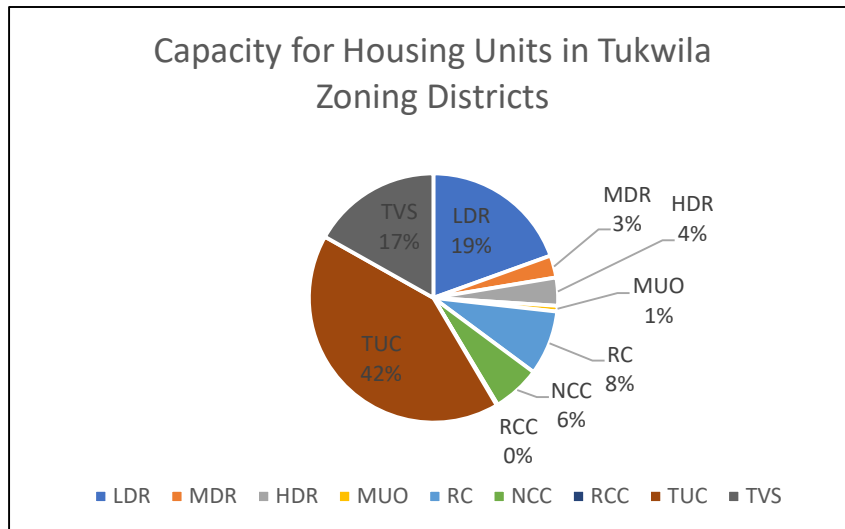
Current Housing Unit Capacity	Current Job Capacity
7,255	20,550

**Growth Target Setting**

The Target Baselines for each City have been developed by King County for the planning period of 2019-2044. King County ran different housing and jobs target scenarios for each city, assigning targets proportionally to each city in the county based on factors including number of housing units constructed in 2012-2018 as a proportion of the total within the county, number of existing housing units, number of jobs, etc. The ranges shown below represent the low and high values that resulted for the number of housing units and jobs in Tukwila. King County then took an average of the values to determine each city’s baseline. The cities are now in the process of negotiating with each other to take more or less of the target, based on local knowledge of the economic and political environment. At this time there are still 3,200 housing units that need to be allocated, and most cities have tentatively agreed to take proportional share of additional housing units.

Target Baselines	
Housing	Jobs
Range: 2,104 – 10,062	Range: 2,951 – 24,011
<b>Baseline: 5,612 (up to 6,500)</b>	<b>Baseline: 14,760</b>

For Tukwila to achieve the growth target of 6,500 housing units, an average of 260 units per year would need to be constructed over the 25-year time-period. Continuation of the type of development that has occurred recently in the Tukwila Urban Center (Airmark Apartments, Marvelle) and along the TIB Corridor (Tukwila Village, Bellwether) would make achieving the target feasible. The pie chart on the next page provides information on the relative amount of capacity that exists in Tukwila zoning districts.



Capacity for non-residential development is more difficult to estimate. Tukwila has the capacity to build approximately 9,790,000 square feet in which new jobs would be located. Recent commercial and industrial development in Tukwila has tended to be warehouse development or one-story retail development. These have a very high square footage per job compared to office buildings. Using the high square footage per job average of 700 square feet, approximately 14,000 jobs would be able to be accommodated in the amount of square feet of capacity in Tukwila. Many of the other cities in the region have requested a lower jobs target than the baseline.

King County will continue to work on finalizing the housing and jobs targets, which will be reviewed by the Growth Management Planning Council and adopted by the King County Council as part adoption of the Countywide Planning Policies.

**FINANCIAL IMPACT**

None.

**RECOMMENDATION**

Staff is recommending approval of the baseline numbers and requesting committee approval.





## **INFORMATIONAL MEMORANDUM**

**TO: Planning and Community Development Committee**

**FROM: Minnie Dhaliwal, Deputy Director of Community Development**

**BY: Meredith Sampson, Associate Planner**

**CC: Mayor Ekberg**

**DATE: March 1, 2021**

**SUBJECT: An update on House Bill (HB) 1923: Transit Oriented Development Housing Action Plan, Recommended Strategies**

### **ISSUE**

Staff would like to brief Committee on the progress of the Transit Oriented Development Housing Strategies Plan.

### **BACKGROUND**

In the summer of 2019, the State legislature passed HB 1923 providing grants to local jurisdictions to prepare housing action plans.

Staff applied for the grant at the end of September 2019 after receiving approval to move forward by the Community Development and Neighborhoods (CDN) Committee, and the City was awarded the full \$100,000. Council approved and authorized the Mayor to sign an Interagency Agreement with the WA Department of Commerce to accept grant funding at the December 2, 2019 Regular Meeting.

The work has been divided into two distinct parts. The first part involves the development of a Sub-Regional Framework and is collaborative with Auburn, Burien, Federal Way, Kent, Renton, and Tukwila. This is designed to inform the second part of the plan, the development of a Tukwila Specific Transit Oriented Development Housing Action Plan. The Sub-Regional Framework has been substantially completed and the staff briefed the Planning Economic Development Committee on the results of the Sub-Regional Framework as well as the Public Engagement Plan on September 21, 2020. The Tukwila-specific portion of the plan focuses on the transit-oriented development (TOD) area around the Tukwila International Boulevard Link Light Rail Station.

A portion of the public outreach has been completed in the form of interviews and focus groups including stakeholders from key groups: 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. Participants were asked questions regarding their perception of housing availability in Tukwila, the condition of the housing stock, and their vision for area around the Tukwila International Boulevard Station in the future.

In January 2021, the consultant ECONorthwest provided staff with a draft Opportunities, Barriers & Displacement Mitigation Report, which is intended to incorporate the results from the public engagement process and development feasibility studies to offer a detailed look at the opportunities and barriers for housing development in the station area. It also offers draft

recommendations that Tukwila can consider to encourage more housing options, types, and affordability levels to meet the need of its current and future residents.

The purpose of this memorandum is to share the proposed recommendations that are included in the draft Opportunities, Barriers & Displacement Mitigation Report and obtain feedback.

**DISCUSSION**

Tukwila International Boulevard Station Area

The Housing Action Plan focuses on the TOD area around the Tukwila International Boulevard Link Light Rail Station. This area includes all properties within a half-mile walkshed from the station excluding those that are zoned low-density residential.

Recommended Actions

ECONorthwest included 18 recommended actions in their draft Opportunities, Barriers & Displacement Mitigation Report. These recommendations are informed by a Housing Needs Assessment, the public engagement process, and an analysis of the current zoning code and development standards. These recommended actions only apply to the TOD station area, and including them in the Housing Action Plan would solidify the intent of the City to consider them in future decision-making and would not amend the Tukwila Municipal Code at this time.

Goal	#	Recommended Action	Description
Encourage Higher Density Development	A1	Modify Unit Mix Requirements	Consider modifying development standards to require 25% or more of the units to have two or more bedrooms.
	A2	Reduce Parking Ratios	Consider establishing a uniform requirement of 1.0 parking stalls per unit in the TOD area.
	A3	Eliminate Structured Parking Requirements	The structured parking requirement makes 4-over-1 prototypes infeasible in the TIB Station Area. Do not establish any structured parking requirements in any future code amendments.
	A4	Adjust Recreational Space Requirements	Create quality recreational spaces for community members while maintaining development feasibility by capping requirements on a percent of residential area or lot area basis rather than on number of residential units.
	A5	Reduce Step Back	If including a step back requirement in the draft code, consider beginning it on the fifth floor to mitigate the negative impact to development feasibility.
Residential Anti-Displacement and Stabilization	B1	Enact a 12-year MFTE Program	Enact a 12-year MFTE program with affordability requirements; explore policy options (including neighboring cities) to determine the appropriate policy targets.
	B2	Identify Opportunities to Increase Homeownership	Encouraging homeownership is one of the largest ways to prevent displacement – the City should explore programs and policies with varying funding and staff requirements.

Goal	#	Recommended Action	Description
	B3	<b>Support Faith Based Institutions' Efforts to Develop Affordable Housing</b>	Explore numerous policies or programs that can help to clarify, shorten, and simplify the typical affordable housing development process for faith-based institutions to be able to do in-house (without hiring experts).
	B4	<b>Expand Tenant Supports</b>	Work with partners and community organizations to increase tenant supports, such as: renters rights, <a href="#">RentWell</a> programs, or legal aid.
	B5	<b>Monitor and Track Regulated Affordable Housing</b>	Strengthen partnerships and collect data to monitor the City's supply of regulated affordable housing units and prepare for affordability restriction expirations.
	B6	<b>Monitor and Track Unregulated Affordable Housing</b>	Expand the data collected on low-cost market rentals in the City, starting with the City's rental housing business license program.
	B7	<b>Offer Tools and Strategies for Housing Preservation</b>	Explore programs, policies, and partnerships that will allow the City to boost tools and resources available to landlords of low-cost market rentals. Work to preserve this important housing stock.
<b>Commercial Anti-Displacement and Stabilization</b>	C1	<b>Develop a TIB Community Economic Development Strategy</b>	Create a community economic development strategy for the TIB Station Area that provides a vision for the role of businesses in the district, and moves toward creating economic opportunity for current and future businesses in the face of change.
	C2	<b>Establish a Commercial Preference Policy</b>	Develop a commercial preference policy for the commercial portions of new development in the TIB that prioritizes tenancing new commercial space in the district with business that are at risk of displacement from development in the area.
	C3	<b>Prioritize Value Created from Zoning Changes to Support Economic Development</b>	Consider structuring height or floor bonuses offered to developers, so as to encourage them to work with existing TIB business owners to rent space in new buildings.
<b>Station Area Planning &amp; Infrastructure</b>	D1	<b>Create a Development Framework and Planned Street Network for S SR 518</b>	Consider a framework that supports development and urban design outcomes in the southern portion of the TIB, connecting it to the LINK and BRT stations as well as the broader district.
	D2	<b>Create a TIB Station Area Parking Strategy</b>	Develop a district parking strategy that enables the feasibility of taller buildings and support phased development of larger sites, while meeting the market demand for parking in the area.
	D3	<b>Connect the Station Area to Parcels South of SR 518</b>	Better connection between the TIB station and parcels south of SR 518 would substantially improve mobility throughout the station area and help complete the walkshed in the southeastern portion of the TIB.

Next Steps

Staff will host a public open house in late March, and host a formal public meeting with Planning Commission in April/May. Planning Commission will provide a recommendation to City Council by the end of May, and staff will bring the Housing Action Plan to the PCD Committee and to Council in June for final adoption.

**FINANCIAL IMPACT**

Grant funded. No financial match needed. Staff time will be needed to continue to manage the grant.

**RECOMMENDATION**

Staff is seeking input on the recommendations listed above. Based on Committee feedback, staff will schedule this item for Planning Commission's recommendation.



## **INFORMATIONAL MEMORANDUM**

**TO: Planning & Community Development Committee**

**FROM: Jack Pace DCD Director**

**BY: Minnie Dhaliwal, Deputy DCD Director**

**CC: Mayor Ekberg**

**DATE: March 1, 2021**

**SUBJECT: King County's Health through Housing Initiative**

### **ISSUE**

King County's Health through Housing Initiative

### **BACKGROUND**

On Feb 22, 2021, Leo Flor, Director King County Department of Community and Housing Services and Kelly Rider, Government Relations Manager gave presentation to the Tukwila City Council on King County's Health through Housing Initiative. The presentation is attached to this memo.

### **DISCUSSION**

King County Council adopted a .1% countywide sales tax in October 2020, as authorized by HB 1590. King County is expecting to generate \$50 million per year in 2021. King County's goal is to house 1600 King County residents experiencing or at risk of experiencing chronic homelessness. To meet this goal King County would like to acquire buildings that are single room setting like hotels.

Prior to working on any site acquisition King County would like to know if the City supports this general concept or if there are any additional concerns that should be taken into consideration for siting such a facility in Tukwila.

Based on the direction from the City Council staff can do additional research on this topic. Staff has identified the following questions for Committee's initial consideration:

- 1) Does the City support this general concept?
- 2) Are there any location concerns that should be taken into account?
- 3) Should existing Tukwila residents who are experiencing or at risk of experiencing chronic homelessness be prioritized?
- 4) Identify any additional information or policy options that staff should provide for Council's consideration.

### **FINANCIAL IMPACT**

Unknown at this time.

### **RECOMMENDATION**

Staff is seeking direction from Council on the next steps on this topic.

### **ATTACHMENT**

Powerpoint Presentation by Leo Flor and Kelly Rider, King County



# KING COUNTY HEALTH THROUGH HOUSING INITIATIVE

**Presentation to the Tukwila City Council  
February 22, 2021**

Leo Flor, Director, King County Department of Community & Human Services (DCHS)  
Kelly Rider, Government Relations Manager, King County DCHS

# HEALTH THROUGH HOUSING INITIATIVE OVERVIEW

## SUMMARY

- 0.1% Countywide Sales Tax (in Unincorporated King County and All Cities but 8)
- Estimated to generate approximately \$50 million/year in 2021
- Adopted by King County Council in October 2020

## GOAL

**House 1,600 King County residents experiencing, or at risk of, chronic homelessness—while reducing racial-ethnic disproportionality—by:**

1. acquiring single-room settings like hotels while economic conditions are favorable,
2. putting buildings into immediate service as emergency and affordable housing,
3. funding sustainable and long-term operating and supportive services within housing,
4. converting into permanent supportive housing over time while continuing to develop additional affordable housing.



# WHY THIS APPROACH?



Housing is Effective: Housing is a foundation for health and supported housing is a proven solution for homelessness.



Single Room Housing is Healthier: Congregate shelters are not a long-term solution.

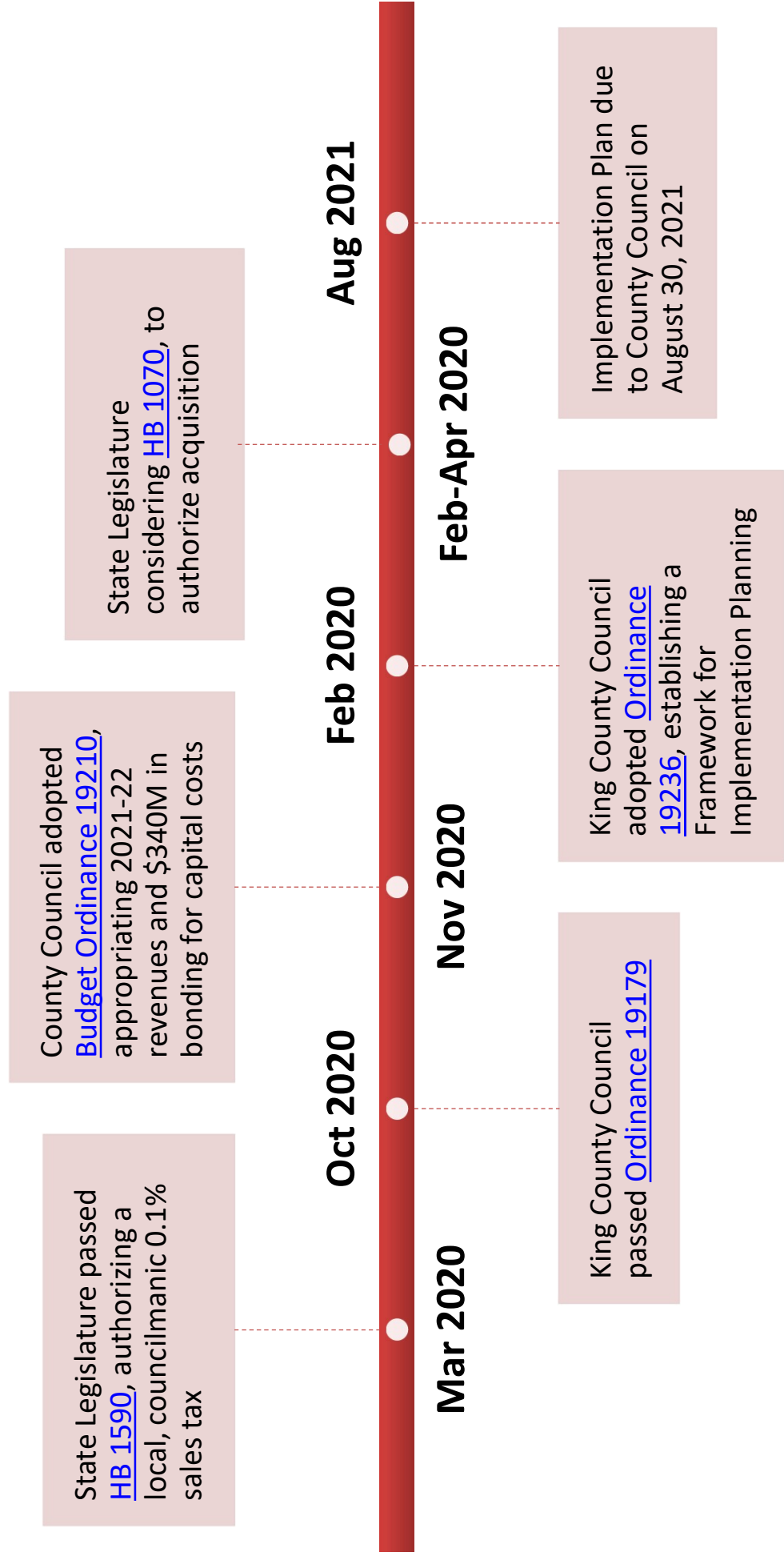


Stewardship: A temporary opportunity to make an immediate & lasting difference while making resources go further.



It Will Take Us All: We will have a Bigger Impact Faster *if We Work Together*.

# HEALTH THROUGH HOUSING INITIATIVE LEGISLATIVE TIMELINE



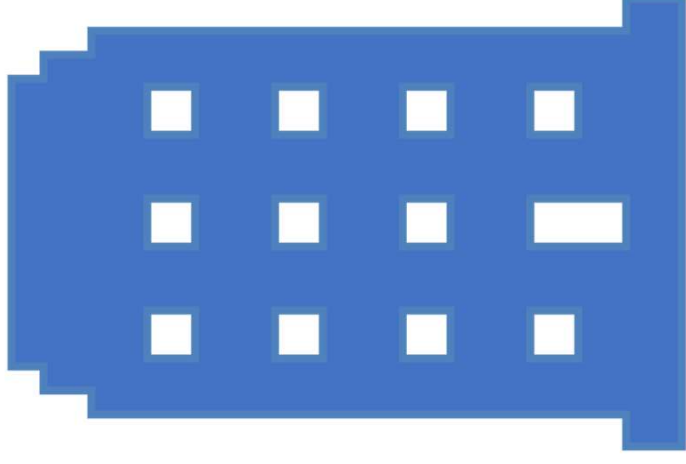
# WHO WILL BE SERVED?

Households at or below 30% Area Median Income (~\$30,000/family of 4) who meet one of the following definitions

1. Households experiencing chronic homelessness:
  - Includes an adult with a disability AND
  - Either currently experiencing homelessness for at least 12 consecutive months or has experienced homelessness for a cumulative 12 months within the previous 3 years
2. Households at risk of experiencing chronic homelessness:
  - Includes an adult with a disability; AND
  - Either currently experiencing homelessness for 10-12 months in the previous 3 years or has experienced homelessness for a cumulative total of 12 months within the last 5 years; AND
  - Represents a population disproportionately impacted by homelessness

# BUILDING CRITERIA

- Existing buildings, with 75-150 units
- Units with private bedroom and bathroom
- Priority for recent construction, 1990 and later
- Internal stairways
- Zoned for HTH use
- Supports ADA access, including elevators



# WHAT WILL HTF FUND?

1. Site Acquisition
2. Building Operations
3. On-site 24/7 Staffing
4. Case Management Services
5. Site Rehab/Construction as needed to fully convert to Permanent Supportive Housing

# POTENTIAL NEXT STEPS FOR A TUKWILA PARTNERSHIP



Green light search for HTH property within Tukwila



Identify primary contact for staff partnership



If site is identified, approve County's acquisition



Partner on community conversations



QUESTIONS?

# CONTACT INFO

Kelly Rider

Government Relations Manager

King County Department of Community & Human Services

206.263.5780

[krider@kingcounty.gov](mailto:krider@kingcounty.gov)

