

DRAFT

HOUSING

WHAT YOU WILL FIND IN THIS CHAPTER:

- Estimates of current and future housing needs.
- Policies to preserve and improve the existing housing stock; encourage new housing that meets the community's needs; and develop thriving, equitable neighborhoods.
- Strategies to encourage housing that is affordable to all income levels and for all current and projected residents in our community.

PURPOSE

This Housing Element describes how Tukwila's housing needs will be satisfied through 2031. Projected housing needs were determined by a joint committee of cities and the County, as required by state law. The importance of these needs were highlighted in the development of the City's 2012 Strategic Plan and guided by the Community Conversations outreach efforts of the 2015 Comprehensive Plan update. This element is based on a detailed analysis of Tukwila's housing needs contained in the Housing Background Report.

Tukwila will continue to grow over the next twenty years, projected to accommodate an additional 4,800 households and 15,500 new jobs by 2031. The goals and policies presented here identify the steps the City of Tukwila can take in response to the housing issues found within our community. These steps are necessary to plan for growth that will reduce barriers that prevent modest wage workers from living near their work or transit, to ensure the sustainability and vitality of the existing housing stock, and to preserve housing that is affordably priced for low income households. Tukwila's growth and future must include policies that create thriving, equitable neighborhoods and homes where all people have the opportunity to live in a safe, healthy, affordable home *in the city of opportunity and the community of choice*.

ISSUES

In developing the goals and policies for this Housing Element, the following issues were identified for Tukwila:

Housing Affordability

While Tukwila continues to have affordable units for those at 50-80% of area median income (AMI), more and more households are struggling to meet their housing costs. Community poverty has tripled in Tukwila over the past ten years as evidenced in Census figures and Tukwila School District demographics (see the Housing Background Report for more information). Almost half of City residents are burdened by housing costs, paying more than 30% of their income for housing. In particular, households who make 30% or less of the AMI face the greatest struggle to find affordable housing.

The majority of Tukwila's affordable housing is 'naturally occurring', meaning that factors such as location and age of the home result in below regional average costs. Because future housing development will likely include redevelopment of existing affordable housing and the development of new higher cost housing in the Urban Center, efforts to address the lack of affordable housing for residents earning less than 30% AMI, will most likely require subsidized housing through partnerships with non-profit housing groups and other housing stakeholders. Relying on market forces to provide affordable housing for very-low income residents will not provide an adequate quantity of quality affordable housing.

Housing Condition

Most existing single-family homes in Tukwila were constructed before 1970 and the majority of multifamily homes were constructed between the 1960s-1980s. Aging housing stock typically requires more money for maintenance, which can be difficult for residents who are already burdened by other economic stressors such as paying more than 30% of their income for housing. Condition is also linked to affordability. Naturally occurring affordable housing (housing with market prices that meet affordability metrics without policies or accompanying subsidies) is often a result of deteriorating and substandard housing conditions, smaller home size, and older housing stock.

Home Ownership Options

Having a range of housing types to choose from encourages home ownership. This in turn supports longer term residency and neighborhood stability. Home ownership is relatively low among Tukwila residents, and is decreasing. While less than half of the housing units in Tukwila are apartments, almost 60% of housing units in the City are renter-occupied.

The majority of the City's housing stock consists of older 2 bedroom single-family homes and apartments in large multi-family developments. This range of housing options does not accommodate residents in all stages of life, including young adults, multigenerational families, and older adults hoping to "age in place."

GOALS AND POLICIES

The following goals and policies guide Tukwila's approach to meeting the challenge of revitalizing residential neighborhoods and encouraging new housing development while maintaining affordable housing and meeting the needs of low-income and special-needs households.

Goal 3.1 The City of Tukwila provides the City's fair share of regional housing.

Policies

- 3.1.1 Provide sufficient zoned housing potential to accommodate future single- and multi-family households to meet the regional growth target of 4,800 new housing units by 2013.
- 3.1.2 Explore adopting smaller lot sizes in neighborhoods where the historical lot pattern is smaller than the established 6.7 dwelling units per acre (6,500 square foot lots).

Implementation Strategies

- Meet with residents and property owners at the neighborhood level to establish desired lot area maximums for the individual neighborhoods.
- Consider flexible zoning standards to allow prevailing lot size to remain and smaller lot sizes to be allowed if desired. Establish parameters for design characteristics such as height, lot coverage, home design features, and setbacks.

Goal 3.2 The City of Tukwila has safe, healthy, affordable homes for all residents in Tukwila.

Policies

- 3.2.1 Provide housing throughout the City to allow for diverse, equitable neighborhoods.
- 3.2.2 Encourage a full range of housing opportunities for all population segments through actions including, but not limited to, revising the Tukwila's zoning map and development codes as appropriate, to enable a wide variety of housing types to be built.
- 3.2.3 Provide sufficient land that is appropriately-zoned for housing of all types, including government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities, subject to conditions that appropriately integrate them into existing neighborhoods.
- 3.2.4 Work with the owners and managers of Tukwila's new and existing permanent or long-term low-income housing to maximize desirability, long-term affordability, and connection with the community.
- 3.2.5 Develop affordable housing preservation programs and strategies.
- 3.2.6 Make alternative and affordable housing options available for residents currently living in substandard housing, such as pre-HUD code mobile homes.
- 3.2.7 Support the acquisition of housing developments by private and public affordable housing groups by acting as a facilitator between affordable housing groups and property owners to aid in the preservation of affordable housing.

Implementation Strategies

- Allow an attached accessory dwelling unit, a duplex, or a two-unit condominium/townhouse in single family zones on all lots that meet the minimum lot area when various appearance and performance criteria related to impacts on adjacent properties are satisfied. Promote mixed-use developments with ground-level commercial space and residences at and above the street level in specified areas.
- Using lessons learned, reinstate the limited demonstration projects for clustered or cottage housing and allow limited demonstration projects for innovative housing types not currently supported in the code.

- Explore increasing density in areas supported by transit or in proximity to high-employment areas.
- Identify specific publically-owned land for affordable housing development.
- Develop specific statements regarding location, type, and characteristics of desired affordable housing to present to local non-profit developers.
- Include supportive services, including but not limited to, employment training and/or other economic development services, in affordable housing programs.
- Partner with non-profit organizations and for-profit developers to acquire, rehabilitate, construct, preserve, and maintain permanent affordable housing and support services.
- Explore and develop incentive zoning, tax credits, tax-exempt bonds, tax-exempt impact fees, a housing trust fund, or other tools to develop or maintain affordable housing that meets the needs of the community.
- Support staffing at the regional level, in the form of a Housing & Neighborhood Planner position to work collaboratively with the Planning, Code Enforcement, and Human Services divisions. This position would aid in the achievement of identified housing needs. Responsibilities could include: pursuing and overseeing grant opportunities, developing relationships with for profit and non-profit stakeholders for city and regional affordable housing development, increasing representation in regional efforts to fund affordable housing, supporting land use and rental housing programs to improve the condition of affordable housing for Tukwila's residents, and establishing a neighborhood council/liaison program.

Commented [LB1]: This supports an ongoing effort by the Housing Development Consortium to establish a regional housing planner position for South King County.

Goal 3.3 The City of Tukwila supports and collaborates with other jurisdictions and organizations to assess housing needs, coordinate funding, and preserve and create affordable housing opportunities.

Commented [LB2]: Consistent with CPP H-14, 15, 16: Regional Cooperation

Policies

- 3.3.1 Support the equitable distribution of regional funds, such as Community Development Block Grants and other federal, state, and county funding, to support needed affordable housing.

3.3.2 In a “State of Housing” report periodically review regional low-income housing goals to evaluate the City’s compliance with regional standards and to ensure that the City’s affordable housing units are being preserved and maintained. Adjust policies as need if affordable housing goals are not being met.

Commented [LB3]: Consistent with CPP, H-17, 18: Measure results

3.3.3 Continue supporting very-low, low- and moderate-income housing to address the countywide need by supporting regional affordable housing development and preservation efforts

Commented [LB4]: Consistent with CPP H-2: Focus on housing for below 30% AMI

Implementation Strategies

Commented [LB5]: Interdepartmental coordination and streamlining processes addressed in Role and Responsibilities – 15.1

- Partner with other jurisdictions to support regional funding for affordable housing that serves homeless individuals and families, and those earning less than 30% of the area median income
- Engage with non-profit developers and King County to pursue Federal and philanthropic funds for affordable housing
- Enhance and encourage effective partnerships between land use planners and human service planners
- Foster relationships with owners of privately-owned multi-family housing to encourage their participation in voucher programs and partner with them to preserve and enhance safe, healthy, and affordable housing options
- Support and encourage legislation at the county, state, and federal level that promotes affordable housing goals

Goal 3.4 The City of Tukwila has an improved and continually improving housing stock in support of enhanced neighborhood quality.

Commented [LB6]: Consistent with CPP H-14, 15, 16: Regional Cooperation

Policies

Commented [LB7]: Utilities – sewers, water, stormwater – as relates to housing addressed in Utilities, 12.1

3.4.1 Continue to improve the condition of rental housing through administration of the rental licensing program.

Commented [LB8]: Additional aspects of home maintenance and repair addressed in Role and Responsibilities 15.1

3.4.2 Continue to support the maintenance, weatherization, rehabilitation, and long-term preservation of existing housing for low and moderate income residents.

Implementation Strategies

- Enforce the International Property Maintenance Code.
- Advocate for rehabilitation and weatherization programs for rental units.
- Continue the Residential Rental Licensing and Inspection Program.
- Partner with non-profits to facilitate the purchase and upgrade of poorly maintained rental housing.
- Support the education of tenants about cost-efficient choices they can make to improve the health of their housing.
- Educate property owners about available resources they can access to improve their rental housing.
- Explore establishing a Housing Trust Fund to assist low-income homeowners connect to sewer.

Goal 3.5 The City of Tukwila includes a full range of housing for persons in all stages of life and for all members of our community.

Policies

3.5.1 Adapt housing design standards to address the needs of all populations.

3.5.2 Assist in providing residents of the community with the human services, economic development, and transportation needed to increase access to housing options.

3.5.3 Continue to develop relationships with populations that have been historically underserved and continue to support investment to better serve their needs.

Commented [LB9]: Generally covered by Roles and Responsibilities policies 15.1.3 & 15.1.4. See also implementation strategies 1, 2, 3 p. 15-6.

Implementation Strategies

- Continue to support the Community Connector/Community Liaison program.

Commented [RF10]: See Roles and Responsibilities p. 15-11, implementation strategy 11

- Pursue collaborations and meaningful dialogue with organizations that work with diverse and historically underserved populations.
- Continue to coordinate City planning and programming among departments as related to housing options and access.

Commented [RF11]: Supported by Policy 15.1.2

Goal 3.6 Increase long-term residency in the City.

Policies

- 3.6.1 Encourage long-term residency by improving neighborhood quality, health, and safety.
- 3.6.2 Encourage long-term residency by providing a range of home ownership options.
- 3.6.3 Support neighborhood associations and groups that actively work to improve neighborhood quality and strengthen sense of community within the neighborhood.
- 3.6.4 Continue and expand partnerships with the school districts serving Tukwila students, in support of programs that seek to improve school performance and student success.

Commented [RF12]: Addressed thru Roles and Responsibilities implementation strategies #5 and 6, p. 15-6. Other implementation strategies address partnerships w/schools for other types of support. See also Policy Community Image policy 1.3.8

Implementation Strategies

- Provide and help market private and public assistance and education programs for first time homebuyers.
- Design guidelines.
- Development regulations.
- Develop small neighborhood grants for clean-up and community-building events.
- Explore creating and supporting a neighborhood liaison program to help develop neighborhood associations.
- Include shared public spaces in new public buildings in neighborhoods that allow neighborhoods gatherings
- Develop a program that allows street closures for block parties.

Commented [RF13]: See Policy 15.1.7

- Develop a neighborhood block party “kit” for community use to encourage neighborhood interaction.