



## *City of Tukwila*

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Jim Haggerton, Mayor

Office of the Mayor  
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Date: September 17, 2008

To: City Council

Copy: Mayor  
City Administrator  
Council Analyst

From: Economic Development Administrator 

Re: Tukwila Village Proposals Housing Affordability

At one of the Council meetings, a question arose about comparing the affordability of the residential units for the two proposals. Attached is an exhibit that shows the market rate units and affordable units by phase. In these examples "affordable" units are those with some sort of restriction on the income levels for the buyers/renters and the rents and payments are limited to no more than 30% of the family's income.

Legacy is proposing 75 affordable units. Of this, 50 are senior apartments and 25 are for-sale townhouses for first-time homebuyers. All of these would be developed by the non-profit Low Income Housing Institute (LIHI). Legacy is not proposing any affordable apartments to be mixed in with the other market rate apartments.

Tarragon is proposing 60 affordable units (20% of the total units). These would be mixed-in with the other market rate apartments.

Please contact me at 206-433-1832 or [dspeck@ci.tukwila.wa.us](mailto:dspeck@ci.tukwila.wa.us) if you have any questions.

## Tukwila Village Development Proposals Affordability Comparison

Affordability Type	Legacy/LIHI			Tarragon		
	Phase 1	Phase 2	Total	Phase 1	Phase 2	Total
<b>Market Rate Apartments</b>	200	68	268	115	123	238
<b>Affordable (Income Restricted)</b>						
Apartments (max 80% AMI)	-	-	-	29	31	60
Senior Apartments (max 50% AMI)	50	-	50	-	-	-
Townhouses (max 80% AMI)	25	-	25	-	4	4
<b>Total Units</b>	<b>275</b>	<b>68</b>	<b>343</b>	<b>144</b>	<b>158</b>	<b>302</b>

### Notes

- (1) Tarragon's affordable apartments would be rented to families earning 80% or less of the area median income (AMI). They would pay no more than 30% of their income on rent. For example, a three person family would need to earn less than \$55,350 and would pay no more than \$1,384 per month for rent. The average household income will probably range between 70% to 80% of AMI.
- (2) LIHI's senior apartments would be rented to persons 62 and older earning 50% or less of the area median income. They would pay no more than 30% of their income on rent. For example, a two person family would need to earn less than \$32,550 and would pay no more than \$814 per month for rent. Because the Federal HUD 202 program will pay the difference between the collected rents and operating costs, the property owner (LIHI) will lease to households with very low incomes (even down to zero income). Ten of the units would be available only to homeless seniors.
- (3) LIHI's for sale townhouses would be sold to first-time homebuyer families earning 80% or less of the area median income. A family's monthly payment would be no more than 30% of their income. For example, a three person family would need to earn less than \$55,350 and would pay no more than \$1,384 per month. The average household income will probably range between 70% and 80% of AMI. Because the land would be continuously owned by a non-profit land trust, the units will stay affordable for subsequent generations of purchasers.