

Tukwila Affordable Housing Snapshot

Demographic Data		Housing Costs			
Population: 21,360 (OFM 2020) Southwest King County Owners: 39.8% Renters: 60.2% <small>Source: US Census Bureau</small>	Land Zoned Residential: Not available (including mixed-use) Single-Family Zoning: Not available Multifamily Zoning: Not available	Average Estimated Rent: \$1,470 Average Rent Change (2019-20): +6% <small>Source: Rent Cafe, Market Trends February 2020 Tukwila</small>	Median Estimated Home Value: \$287,300 <small>Source: 2018 ACS Housing Characteristics</small> Median Home Value Change (2019-20): Not available		
People Experiencing Homelessness: Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate 2018, 2020 AllHome Count Us in report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 17.7% of rental households are cost-burdened • 31.6% of households with a mortgage are cost-burdened <small>Source: 2018 ACS Housing Characteristics</small>			
Equity and Affordability: Equity and Affordability: A household in Tukwila must earn \$58,800/year or \$28/hour to afford the average market-rate rental. 2018 King County Median Household Income (Annual by race): Black/African American: \$55,152 Hispanic or Latino: \$66,853 Asian: \$111,609 White: \$100,298 <small>Source: King County Economic Indicators, MHI by Race</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Support acquisition of housing by private & public AH. Facilitate AH groups & owners to aid preservation. • Support equitable distribution of regional funds for AH. • Continue to support long-term preservation & replacement of existing AH. 	<ul style="list-style-type: none"> • Provide sufficient zoned housing potential for SF & MF households to accomplish 4,800 new units by 2031. • Provide zoning that permits variety of housing to allow for diverse, equitable neighborhoods. • Provide zoning for housing of all types, including government assisted housing, housing for low-income families, manufactured housing, MF housing, etc. • Encourage range of housing opportunities for all by revising zoning map & codes to enable a variety of housing types. 	<ul style="list-style-type: none"> • Develop AH preservation programs & strategies, including prevention of the displacement of low-income households. • Make alternative & AH options for residents currently living in substandard housing, i.e. pre-HUD code mobile homes. 	<ul style="list-style-type: none"> • Encourage long-term residency by providing a range of home ownership options for persons in all stages of life. 	<ul style="list-style-type: none"> • Evaluate regional AH goals to ensure units are preserved & maintained. • Adjust policies as needed if AH goals are not met. • Continue supporting very low, AH as defined by KC income levels, to address KC need by supporting regional efforts.
POLICIES	<ul style="list-style-type: none"> • Imposition of sales & use tax for AH. Adopted HB 1406 State sales tax passthrough for AH. 3.14. 	<ul style="list-style-type: none"> • Medium density residential zone allows up to 14.5 units per net acre. Serves as alternative to low density family housing. 18.12. • High density residential zone allows up to 22.0 units per net acre. Senior housing is allowed up to 60 units per acre. 18.14. • Mixed-use residential zone allows up to 14.5 units per net acre. Senior housing is allowed up to 60 units per acre. 18.16. • MFH is permitted in zones within Urban Renewal Overlay. Provides alternate dev. standards that may be applied upon request of owner. 18.43. • Tukwila South Overlay to create a multi-use regional employment center. 18.41. • ADUs allowed on lots that meet min. zone lot size. Only 1 ADU/DADU is permitted per SF unit. DADUs maximum is 800 sq. ft. 18.50.220. • Manufactured homes permitted in high density zones. See Table 18-6. 	<ul style="list-style-type: none"> • The storm & surface water charge for property owners qualified for low income senior rate or low income disabled rate as determined by KC Assessor. 14.32.040. • Reduced require. for recreation space and parking space for senior housing. 18.06.708 & Chapter 18.56. 	<ul style="list-style-type: none"> • AH fee reduction for dev. permit fees for construction & improvement of units may be reduced by DCD Director. 16.04.260. • AH fee reduction for Type C permit. May be reduced by Public Works Director when requested by owner prior to permit submittal. 16.54.110. • AH fee reduction for design review, land use application fees and charges. May be reduced by DCD Director when requested. 18.88.020. • Height incentive/ bonus for AH/MFH. 18.28.070. 	<ul style="list-style-type: none"> • SKHHP • SCA • AWC • South King County Homelessness Action Committee

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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