Tukwila Affordable Housing Snapshot

Demographic Data

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<td>• 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. 18.16. • 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.</td>
<td>• The storm &amp; 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 &amp; Chapter 18.56. • Encourage long-term residency by providing a range of home ownership options for persons in all stages of life.</td>
<td>• 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.</td>
<td>• Evaluate regional AH goals to ensure units are preserved &amp; 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.</td>
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| Population: 21,360 (OMF 2020) Southwest King County Owners: 39.8% Renters: 60.2% Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people Land Zoned Residential: Not available (including mixed-use) Single-Family Zoning: Not available Multi-Family Zoning: Not available | Average Estimated Rent: $1,470 Average Rent Change (2019-20): +6% Median Estimated Home Value: $287,300 | 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. • 17.7% of rental households are cost burdened • 31.6% of households with a mortgage are cost burdened |

Housing Costs

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

Sources: King County, Demographic Data; 2018 ACS Housing Characteristics; 2018 King County Median Household Income (Annual by race); EDI King County

POLICIES

Commitments

- 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.

Policies

- Imposition of sales & use tax for AH. 
  Adopted: HB 1406
  State sales tax pass through for AH. 3.14.

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Glossary of Terms

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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