

# Housing Element

## **GOAL 3.1 – Support housing growth** consistent with regional targets. (Revised 3.1)

- 3.1.1 Ensure zoned capacity is sufficient and encourages housing construction sufficient to meet the regional growth target of at least 5,045 additional housing units by 2044. (Revised 3.1.1)
- 3.1.2 Identify and remove excessive regulatory barriers to housing production. (Revised 3.1.2)
- 3.1.3 Modify residential zoning designations and development standards to align with city goals, and periodically assess the amount of housing produced under these standards. (New policy)
- 3.1.4 Encourage housing growth near major transit stops, especially high-capacity transit nodes and in Southcenter/Tukwila Urban Center. (New Policy)
- 3.1.5 Align development regulations to market conditions to reduce reliance on time- and funding-intensive development agreements. (New Policy)

## **GOAL 3.2 – Promote safe, healthy, and affordable housing choices** for residents of all income levels. (Revised 3.2)

- 3.2.1 Encourage production in all neighborhoods of diverse housing types that are appropriate for residents in all stages of life and all household sizes. (Revised 3.2.1)
- 3.2.2 Encourage housing development affordable to all income segments sufficient to meet needs consistent with adopted targets.
- 3.2.3 Encourage the creation of housing for different income levels in residential areas throughout the city (Revised 3.2.2).
- 3.2.4 Support the development of emergency housing, emergency shelters, and permanent supportive housing sufficient to meet adopted targets, and ensure that City regulations guiding such development are consistent with state and regional guidance. (Revised 3.2.3)
- 3.2.5 Support siting of transitional housing and permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and siting of indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed in accordance with state law. (New Policy)

- 3.2.6 Expand capacity for moderate density housing, i.e., “missing middle housing”, in residential areas with low-density zoning throughout the city to increase home ownership and rental housing options. (New Policy)
- 3.2.7 Work with the owners and managers of Tukwila’s new and existing permanent or long-term low-income housing to maximize housing desirability, protect long-term affordability, and strengthen community connections. (Revised 3.2.4)
- 3.2.8 Strive to make alternative and affordable housing options available for residents currently living in substandard housing, such as pre-HUD code mobile homes. (No change; formerly 3.2.6)
- 3.2.9 Encourage housing design that improves resilience in the face of climate-change driven extreme weather events, such as flooding and extreme heat. (New policy)

**GOAL 3.3 - Support collaborative efforts** with other jurisdictions and organizations to assess housing needs, coordinate funding, and preserve and create **affordable housing opportunities**.

- 3.3.1 Support the equitable distribution of regional funds, such as Community Development Block Grants, interlocal-agreement sales taxes revenue, and other federal, State and County funding, for needed affordable housing. (Revised 3.3.1)
- 3.3.2 Play an active role in regional efforts to meet the needs of low-income community members, including monitoring of housing needs and updating city policies and regulations to align with regional goals. (Revised 3.3.2; removed preservation clause)
- 3.3.3 Continue to work closely with South King Housing and Homelessness Partnership (SKHHP) and other partners to achieve development of subsidized affordable housing for very low-, low- and moderate-income households. (Revised 3.3.3)

**GOAL 3.4 – Limit displacement** impacts to vulnerable and historically underserved populations.

- 3.4.1 Identify and take action to remove City policies, rules, and programs that exacerbate racially disparate impacts. (New policy)
- 3.4.2 Develop and implement strategies to reduce displacement of low-income households in areas of redevelopment. (Relocated and revised 3.2.5)
- 3.4.3 Evaluate City actions for potential to increase displacement risk for naturally occurring affordable housing and vulnerable communities and mitigate or avoid taking actions that significantly increase this risk. (New policy)
- 3.4.4 Support the long-term preservation of existing naturally occurring affordable housing developments by acting as a facilitator between affordable housing

- groups interested in purchasing units and property owners. (Relocated and revised 3.2.7)
- 3.4.5 Continue to improve the condition of rental housing through administration of the Residential Rental Licensing and Inspection Program. (Relocated 3.4.1)
- 3.4.6 Continue to support the maintenance, weatherization, rehabilitation, and long-term preservation or replacement of existing housing for low- and moderate-income residents. (Relocated 3.4.2, also covers 7.5.8)
- 3.4.7 Continue to develop relationships with populations that have been historically underserved and are at risk of displacement to better understand needs and risks. (Relocated and revised 3.5.3)
- 3.4.8 Support programs and City actions that increase homeownership opportunities for vulnerable populations. (New policy)
- 3.4.9 Adopt renter protections to ensure stable housing for Tukwila Renters.

**GOAL 3.5 – Promote housing options that support **personal fulfillment and a healthy social life** and are appropriate for people **in all stages of life**.**

- 3.5.1 Encourage development of housing that is appropriate for multi-generational families, including the development of accessory dwelling units (ADUs), middle housing, and family-sized apartments. (New policy)
- 3.5.2 Review and update development code to support production of housing types that provide relatively affordable homeownership options, such as middle housing (including townhouses) and condominiums. (New policy)
- 3.5.3 Encourage use of universal design principles in new housing development. (Revised 3.5.1)
- 3.5.4 Assist in providing residents with the human services, economic development, and transportation needed to increase access to housing options. (Relocated and revised 3.5.2)
- 3.5.5 Support community groups that actively work to improve neighborhood quality and strengthen sense of community. (Relocated and revised 3.6.3, also covers 7.5.1)
- 3.5.6 Encourage site and building design that helps reduce social isolation and supports active lifestyles. (New policy)
- 3.5.7 Support the creation of co-housing, housing cooperatives, co-living buildings, and other types of housing that provide community-oriented housing alternatives for families, seniors, young singles, religious communities, or other groups with specific needs. (New policy)

