

Tukwila TOD Housing Strategies

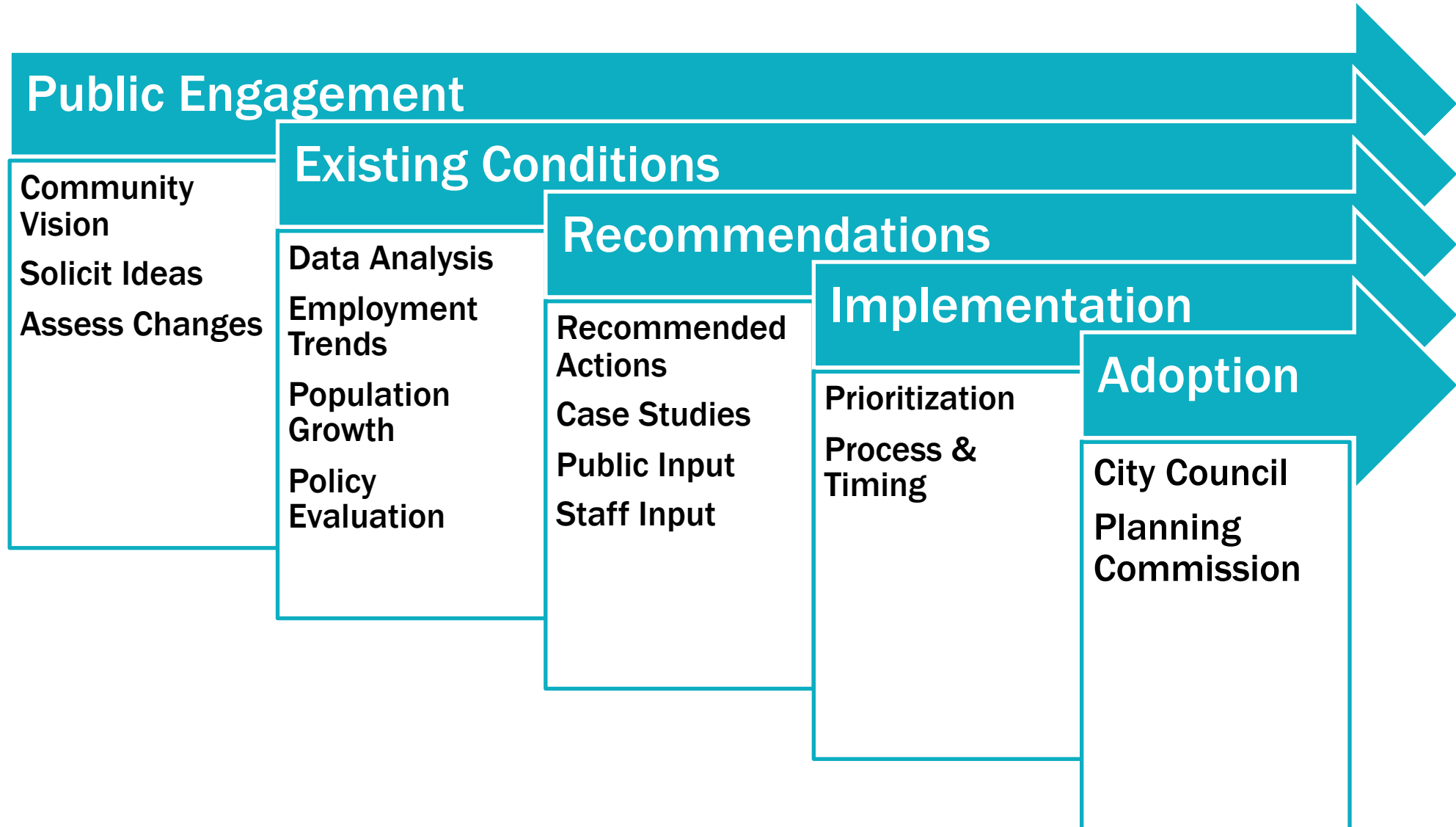
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Tyler Bump

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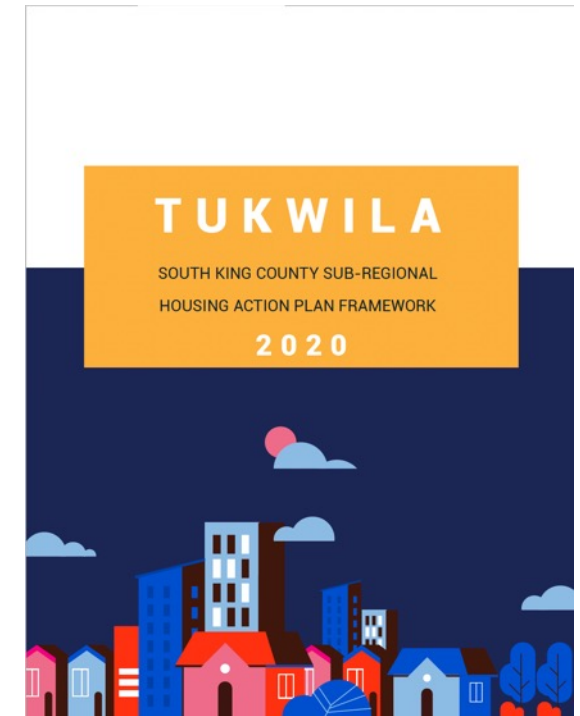
Project Overview

Tukwila TOD Housing Strategies

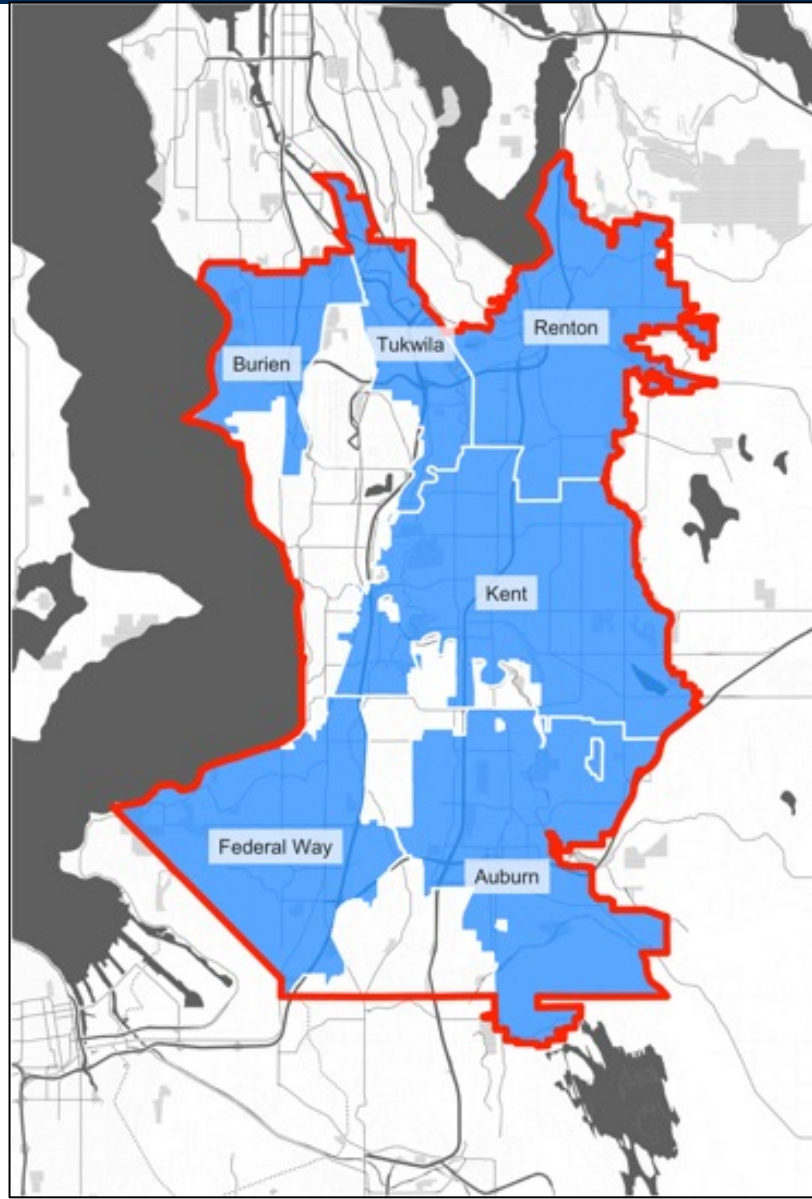


Building off South King County Subregional Housing Action Plan Framework

1. Public engagement
2. Assess housing needs in 2040
3. Evaluate demographic, housing, & employment trends
4. Develop new strategies
 1. Increase higher density developments
 2. Ensure residential anti-displacement and stabilization
 3. Ensure commercial anti-displacement and stabilization
 4. Plan for growth around TIB Station Area
5. Create the Housing Action Plan (HAP)





South King County Subregional Housing Action Plan Framework



Existing Conditions & Housing Needs Assessment

King County Income Levels

Family Size	2018 Income Limit	Annual Income	Max Monthly Housing Costs (30% of Income)	Example Jobs (full time)
	30% of AMI	\$25,700	\$643	1 worker in retail sector
	50% of AMI	\$42,800	\$1,070	1 worker in retail sector
	80% of AMI	\$64,200	\$1,605	2 workers in food service; 1 full time worker in info. tech.
	100% of AMI	\$85,600	\$2,140	2 workers in retail sector; 1 worker in management + 1 worker in retail sector
	30% of AMI	\$32,100	\$803	1 worker in food service
	50% of AMI	\$53,500	\$1,338	1 worker in transportation / warehousing
	80% of AMI	\$80,250	\$2,006	1 worker in finance; 1 worker in education + 1 worker in retail sector
	100% of AMI	\$103,400	\$2,585	1 worker in finance + 1 worker in agriculture; 2 construction workers

Source: HUD 2018, Puget Sound Regional Council Employment Data, ECONorthwest Calculations

Note: 2018 income limits are used to align with data pulled from the U.S. Census; max monthly housing costs do not include utilities

Multifamily Units Rent at About 80% MFI



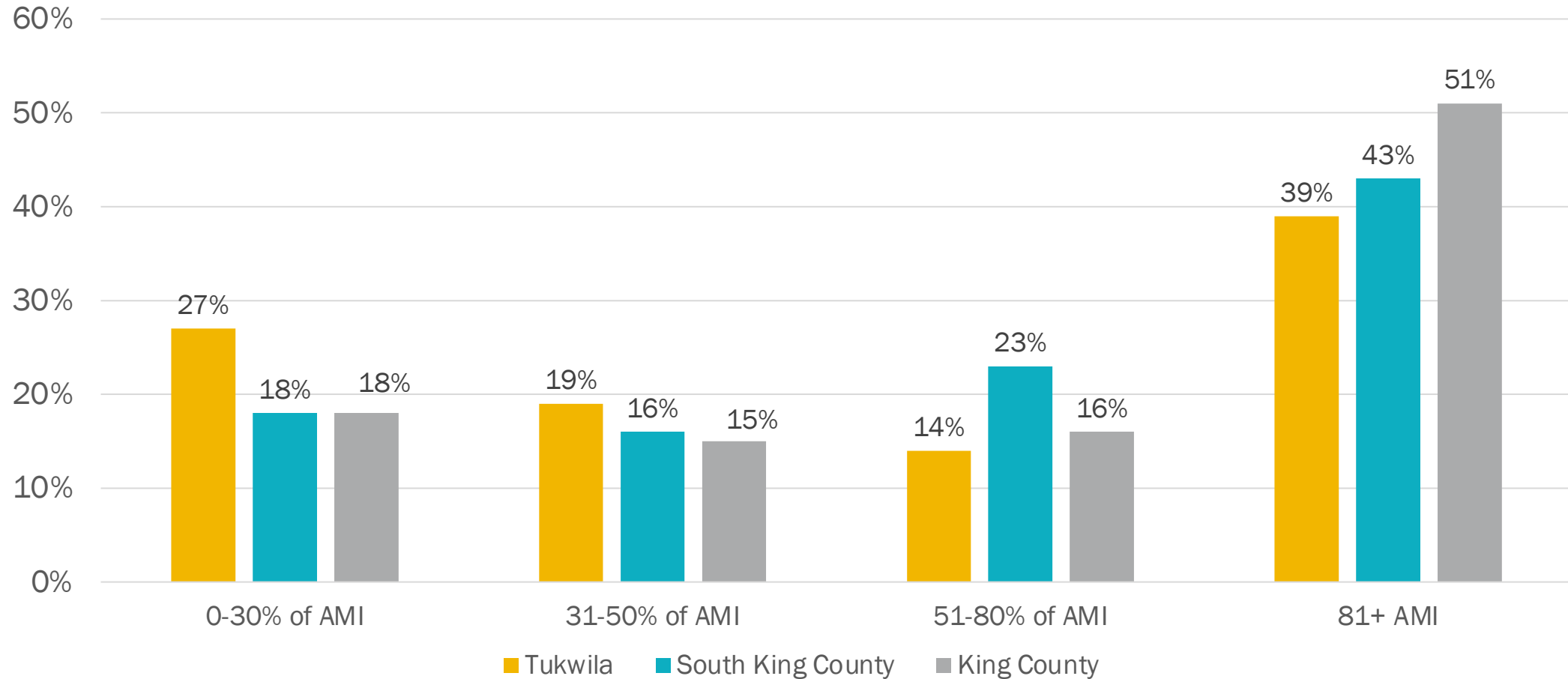
Source: Rent data from CoStar; affordability data from HUD
Note: *Affordable rents are from 2018 and exclude utilities



Photo: Terrace Apartments (Built 1969, 13705 56th Ave S.)
Source: CoStar

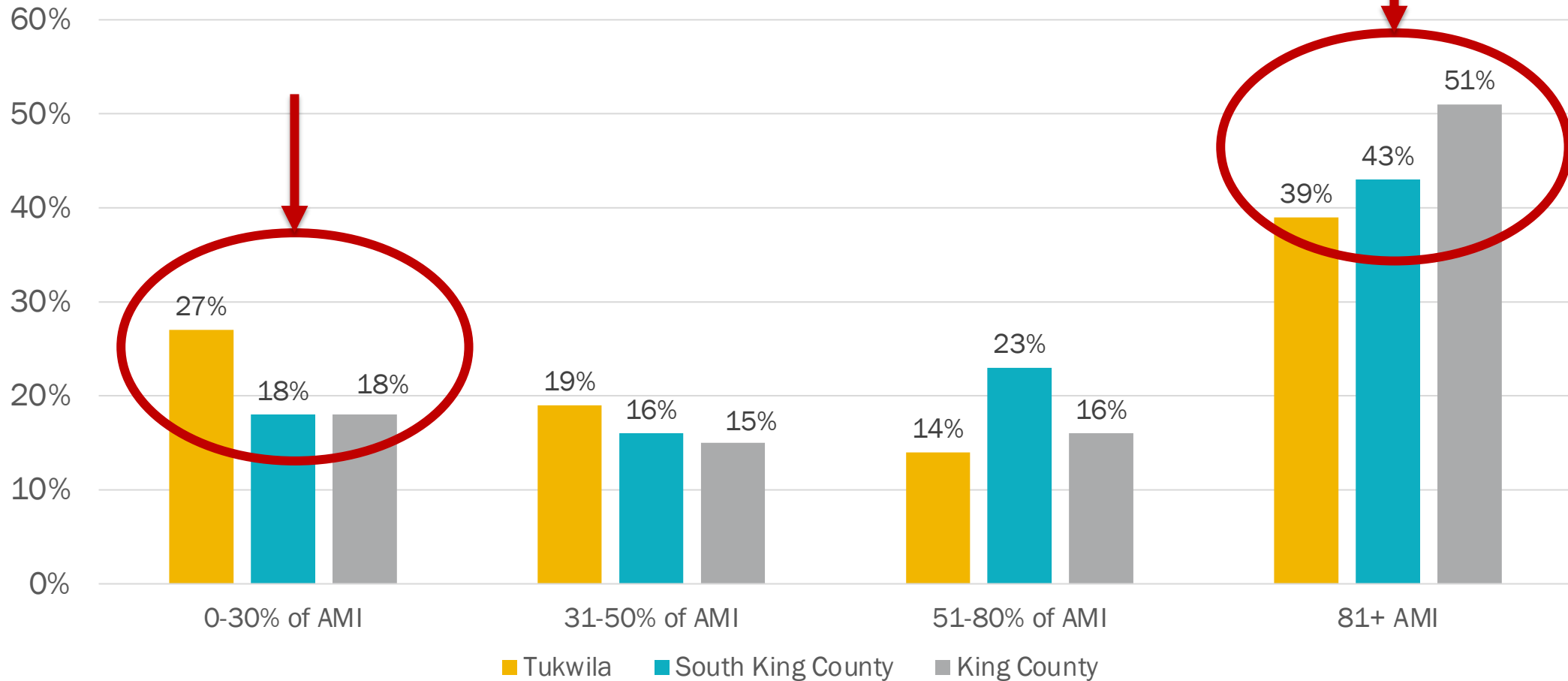
South King County Subregion Income Distribution

Share of Households by AMI



South King County Subregion Income Distribution

Share of Households by AMI



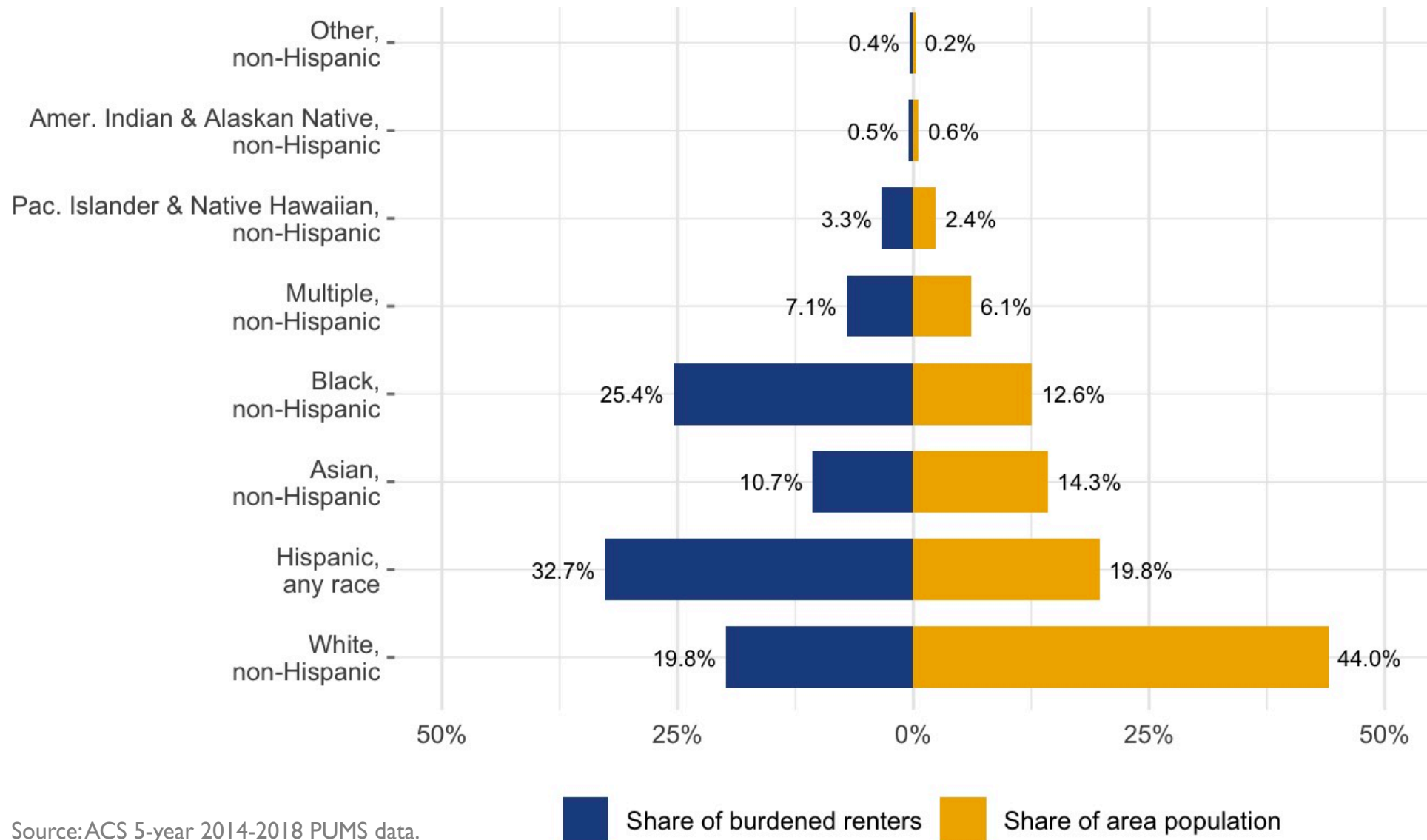
Tukwila's Housing Affordability Trends

From 2013 to 2020:

- 31% increase in average 2-BR rent
- 126% increase in median home sales price



Housing Affordability – Cost Burdening by Race

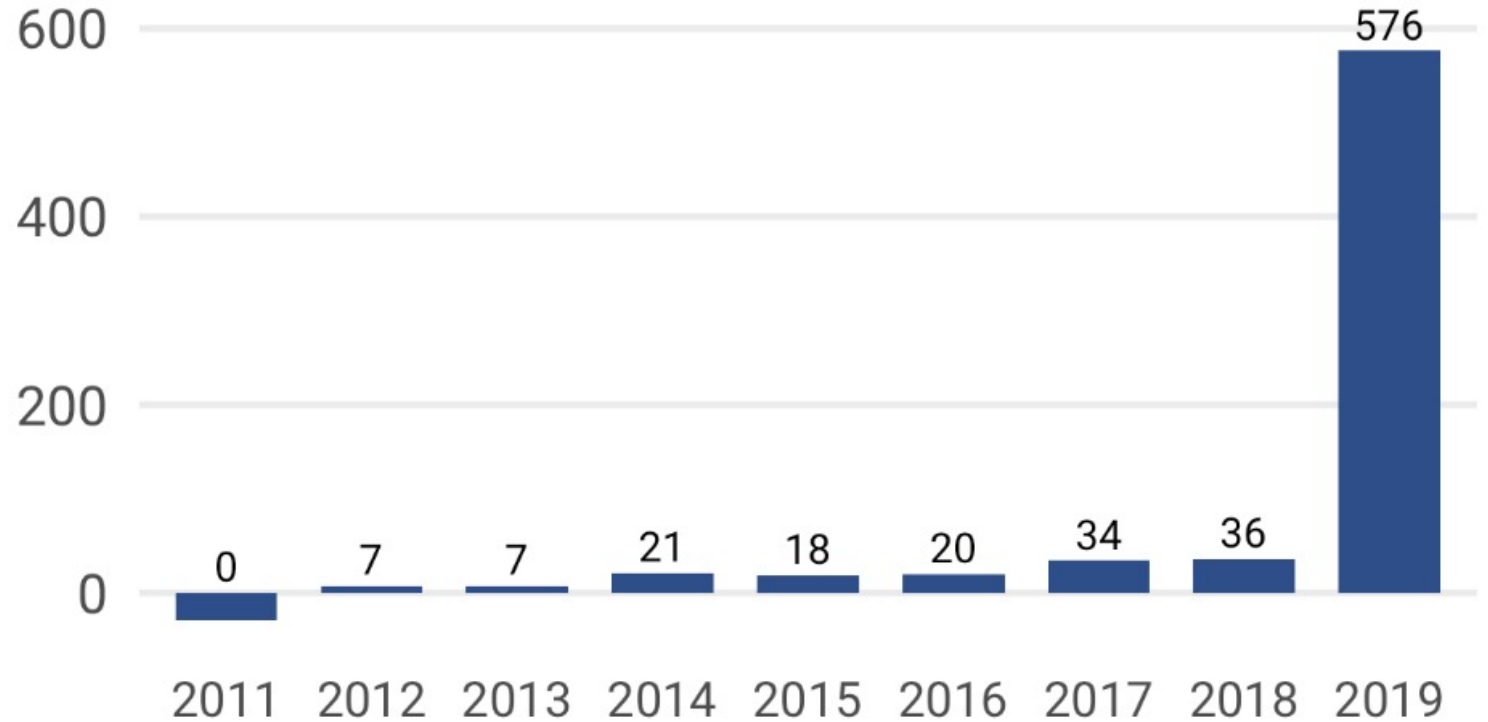


Source: ACS 5-year 2014-2018 PUMS data.

Tukwila's Housing Production Trends

Between 2011 and 2018, Tukwila saw 143 dwelling units built, averaging only 16 new units per year.

In 2019, Tukwila saw 576 dwelling units built



Source: OMF, 2019

2040 Housing Need

29,073

Projected population by 2040

Source: PSRC, 2017

418

Average annual population growth projected through 2040

Source: PSRC, 2017, ECONorthwest calculations

4,224

Projected number of units needed by 2040

Source: OFM, 2019; PSRC, 2017; ECONorthwest Calculation

211

Average number of new units needed per year through 2040

Source: OFM, 2019; PSRC, 2017; ECONorthwest Calculation

174%

Increase in annual housing production to reach 2040 housing need target

Source: OFM, 2019; PSRC, 2017; ECONorthwest Calculation

Housing Units Needed Through 2040

Underproduction	Future Need	Housing Need
0	4,224	4,224

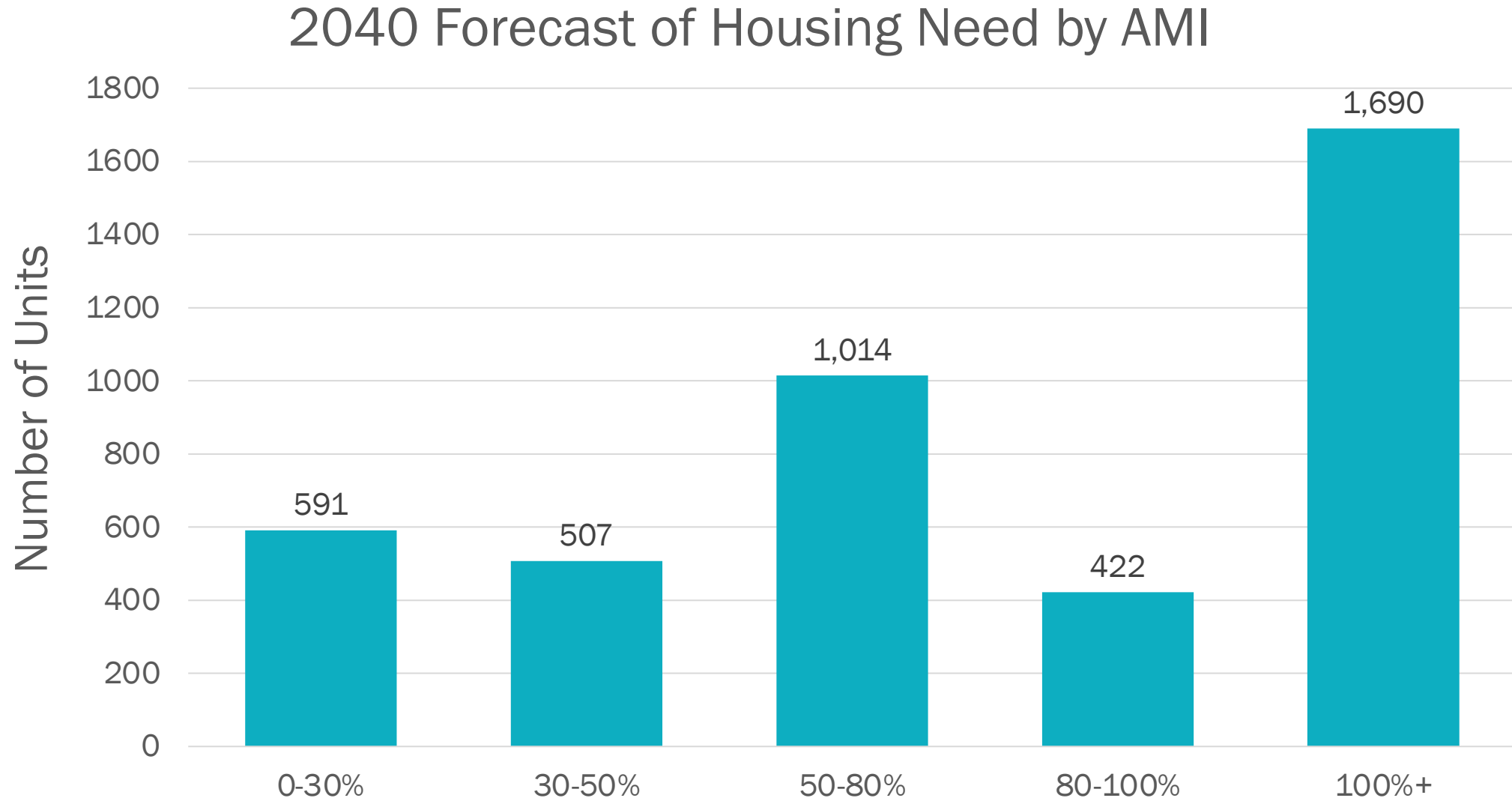
Source: OFM, 2019; PSRC, 2017; ECONorthwest Calculation

Housing Units Needed as a Share of Existing Stock

Existing Units	Housing Need	% of Existing Units
8,445	4,224	50%

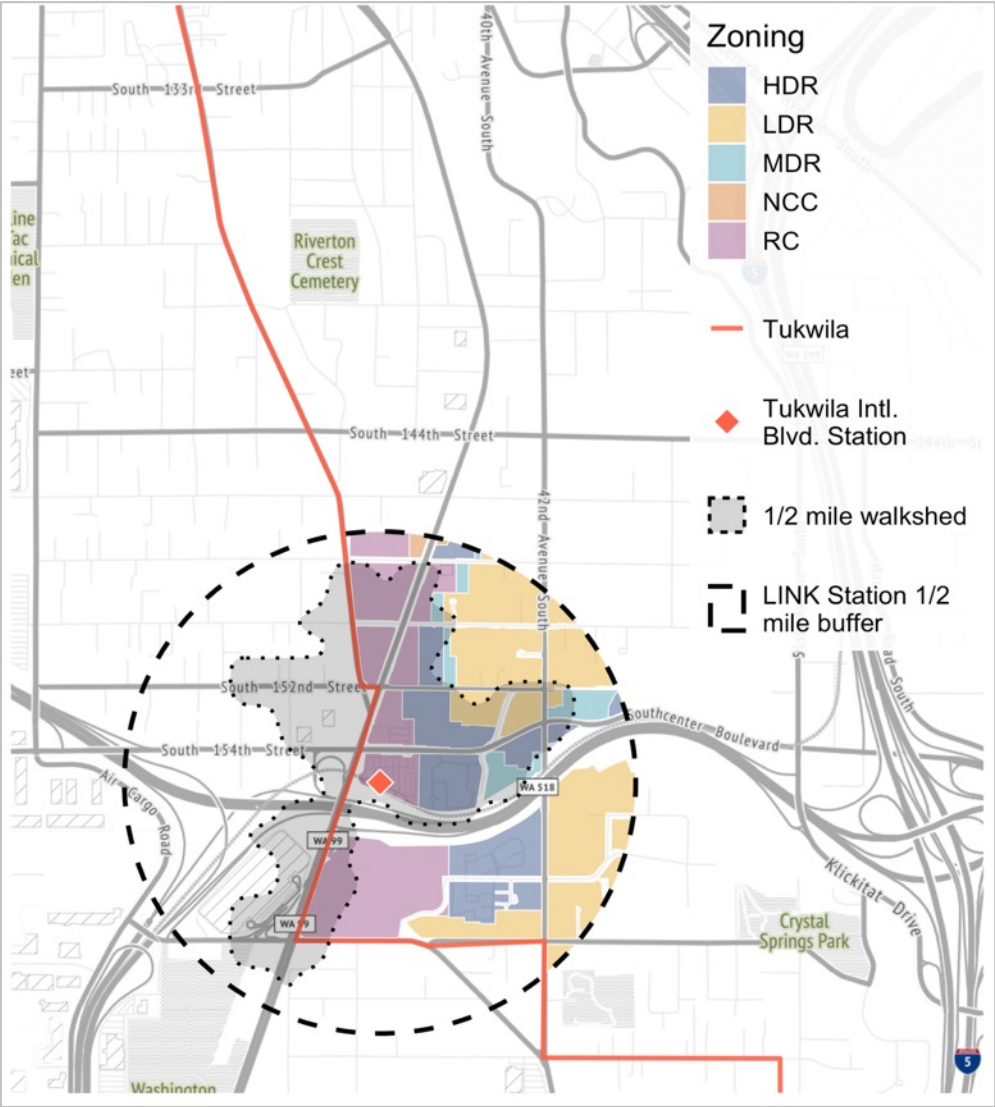
Source: OFM, 2019; PSRC, 2017; ECONorthwest Calculation

Tukwila's Future Housing Needs by Income Level



Objectives and Recommendations

Tukwila International Boulevard (TIB) Station Area



Source: ECONorthwest

1. Modify unit mix requirements
2. Reduce parking ratios
3. Modify parking standards for 4-over-1 development
4. Adjust recreational space requirements
5. Reduce step back requirements
6. Promote site assembly for smaller parcels



Photo: Marvelle at Southcenter (Built 2020, 411 Baker Blvd.)
Source: CoStar

Anti-Displacement and Community Stabilization

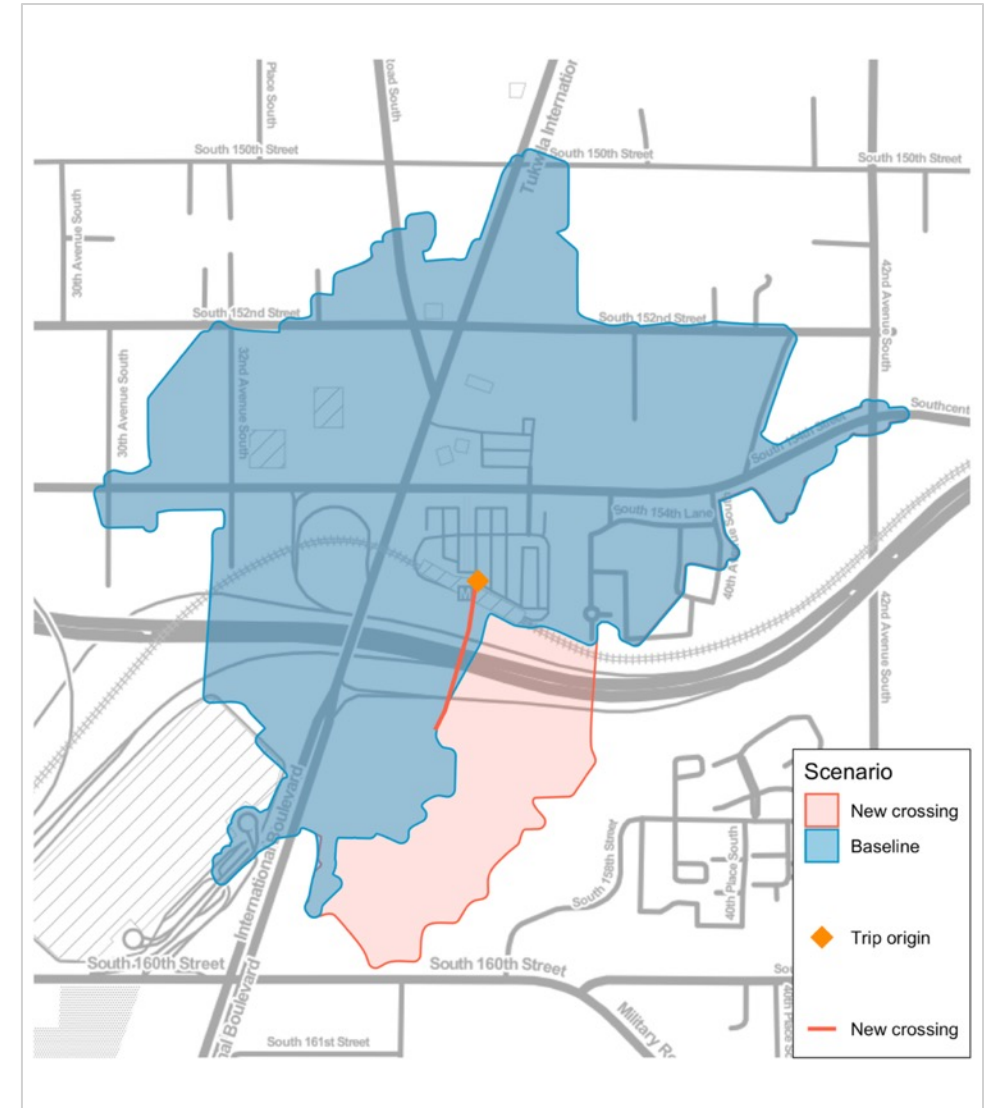
1. Consider a 12-Year MFTE program in the TIB station area
2. Identify opportunities to increase homeownership
3. Support faith-based organizations' efforts to develop affordable housing
4. Expand tenant supports
5. Monitor and track regulated affordable housing
6. Monitor and track unregulated affordable housing
7. Offer tools and strategies for housing preservation
8. Evaluate a preservation funding program in exchange for affordability restriction
9. Develop TIB economic development strategies



Photo: Confluence (Built 2021, 3481 S 152nd St.)
Source: Bellwether Housing

Station Area Planning & Infrastructure

1. Create a development framework and planned street network for parcels south of SR 518
2. Create a TIB station area parking strategy
3. Connect the station area to parcels south of SR 518



Source: ECONorthwest

Questions?

Contact: Tyler Bump

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