

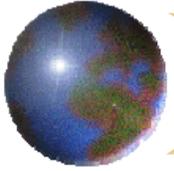
Tukwila International Boulevard
“Snapshot”



Thursday, November 16, 2006

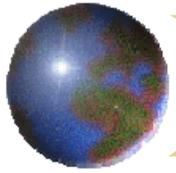
Showalter Middle School

6:00 – 8:30 p.m.

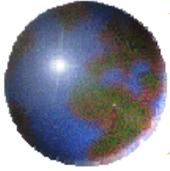


Tonight's Agenda

- Population Demographics
- Public safety
- Economic activity
- Social networks & community facilities
- Resident services and needs
- Next steps



Population
Demographics

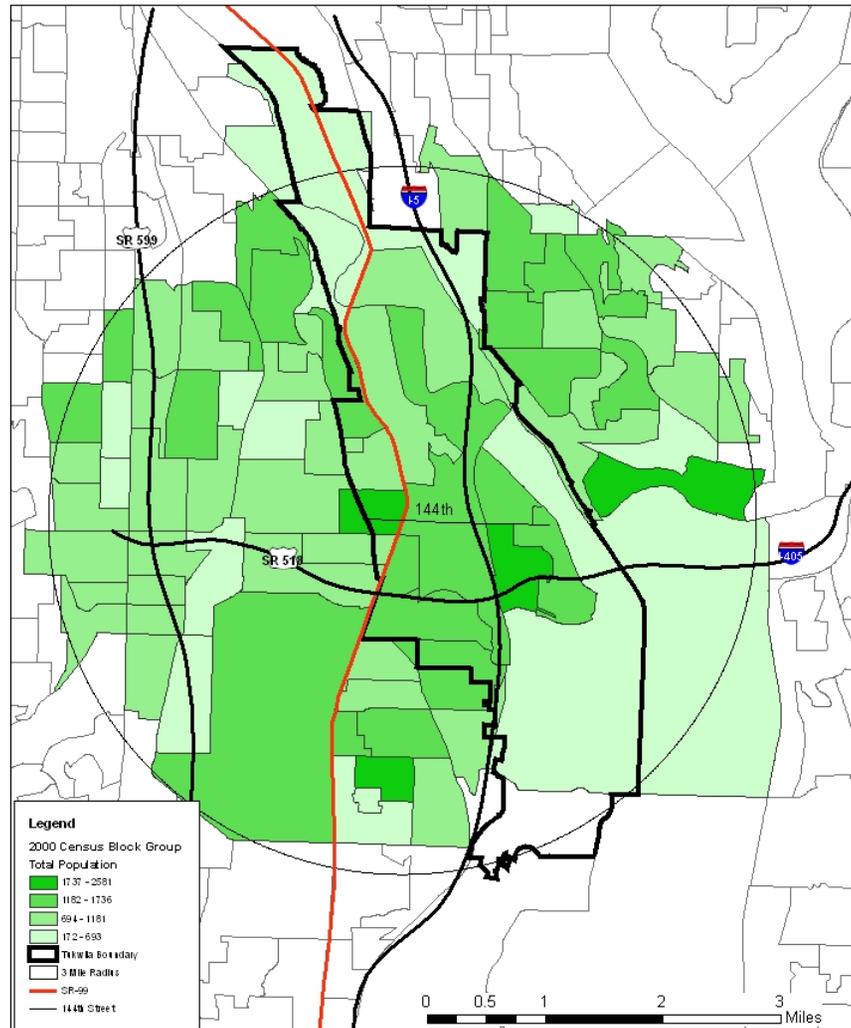


Total Population

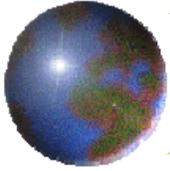
Legend

**2000 Census Block Group
Total Population**

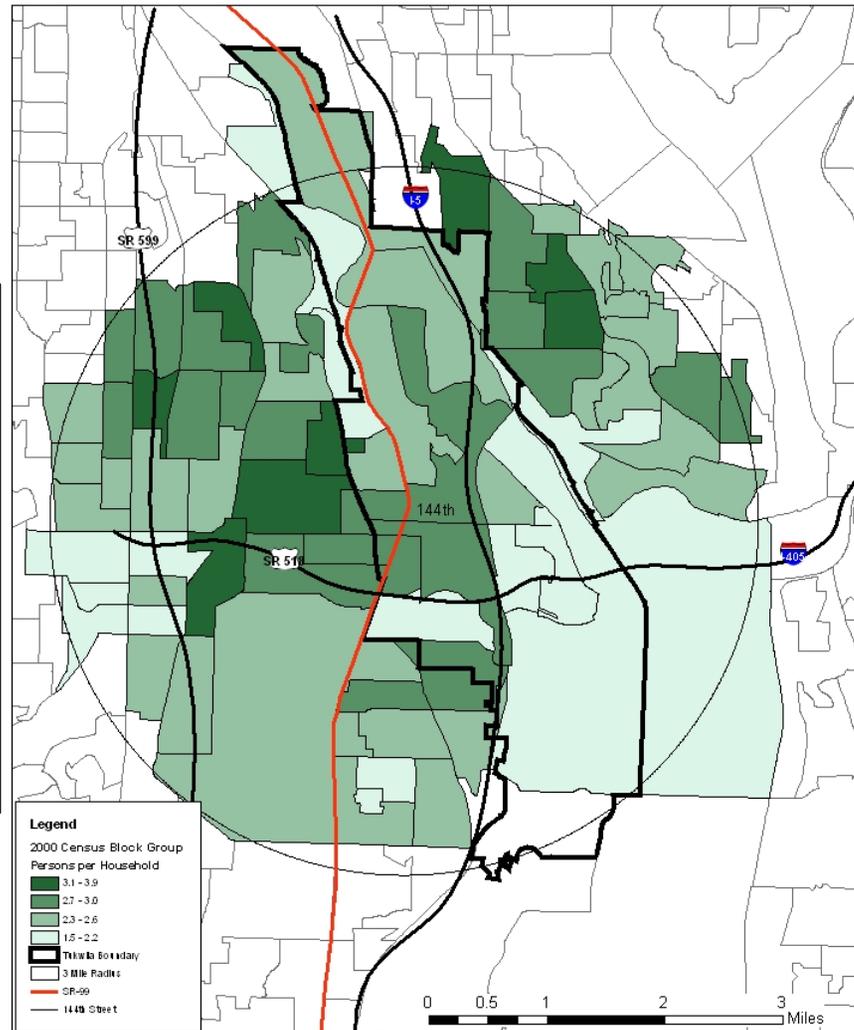
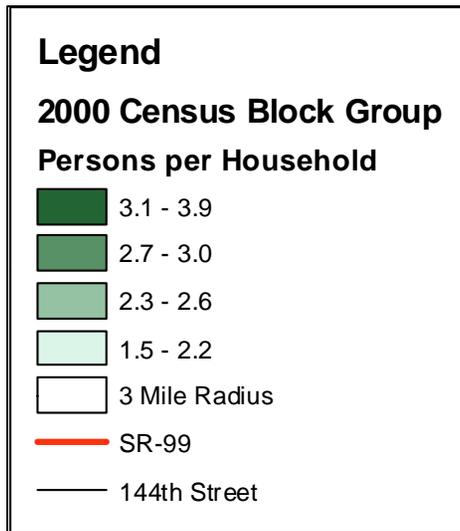
- 1737 - 2581
- 1182 - 1736
- 694 - 1181
- 172 - 693
- 3 Mile Radius
- SR-99
- 144th Street



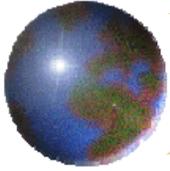
Total Population	
TIBC	7,626
City of Tukwila	17,204
3 Mile Radius	82,261
King County	1,737,034



Average Household Size



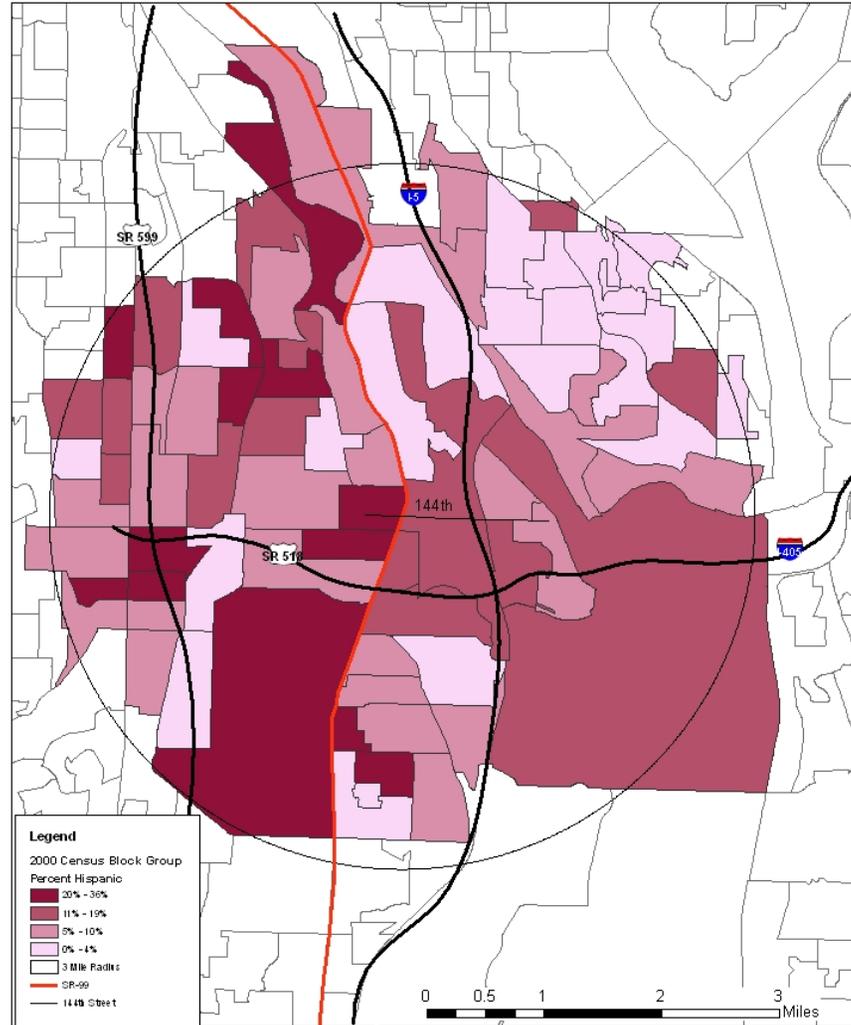
Average Household Size	
TIBC	2.74
City of Tukwila	2.38
3 Mile Radius	2.56
King County	2.39



Percent of Population Hispanic

Legend
2000 Census Block Group
Percent Hispanic

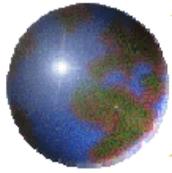
- 20% - 36%
- 11% - 19%
- 5% - 10%
- 0% - 4%
- 3 Mile Radius
- SR-99
- 144th Street



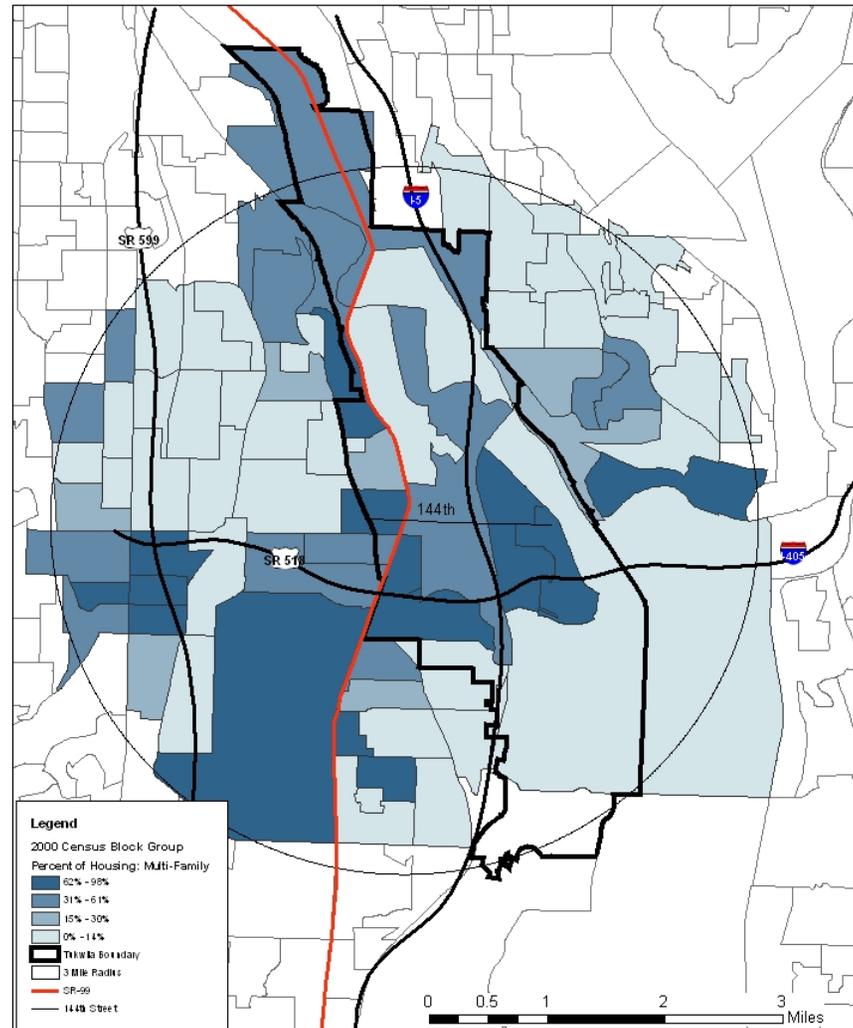
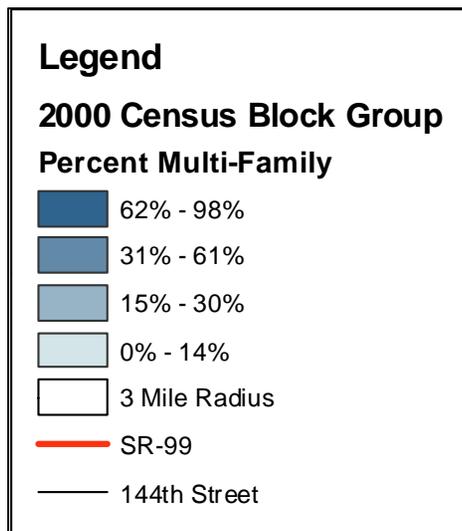
Legend
 2000 Census Block Group
 Percent Hispanic

- 20% - 36%
- 11% - 19%
- 5% - 10%
- 0% - 4%
- 3 Mile Radius
- SR-99
- 144th Street

Percent of Population: Hispanic	
TIBC	24%
City of Tukwila	14%
3 Mile Radius	11%
King County	5%

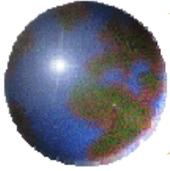


Percent of Housing: Multi-Family

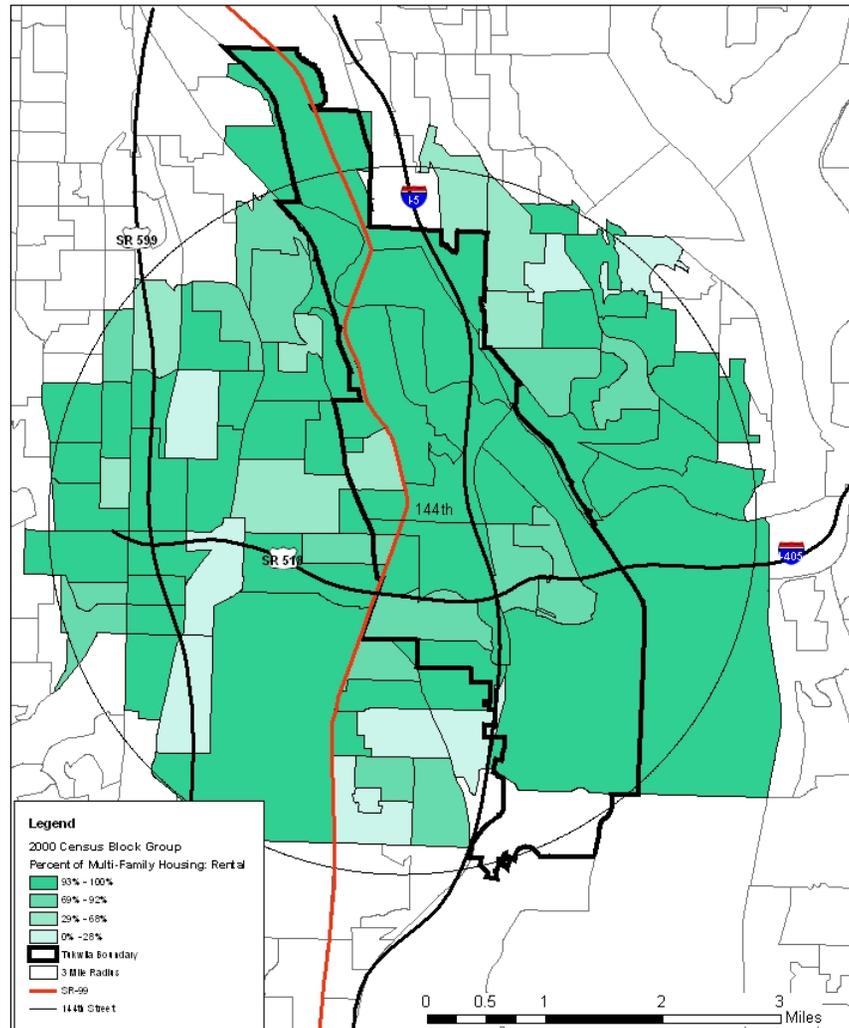
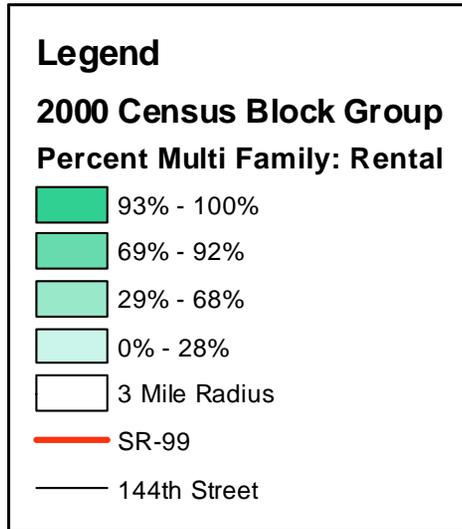


Percent of Housing: Multi-Family	
TIBC	55%
City of Tukwila	53%
3 Mile Radius	38%
King County	36%

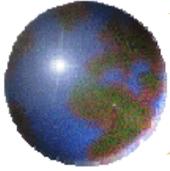
Note: This is percent of households not percent of population



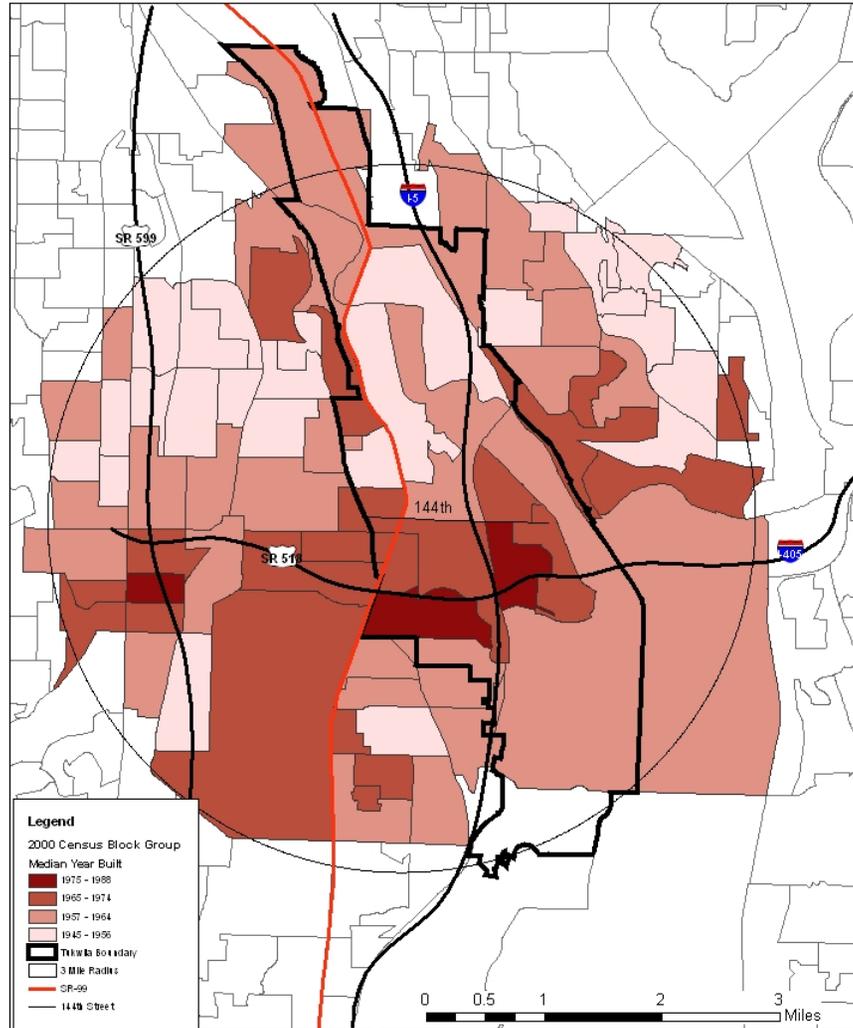
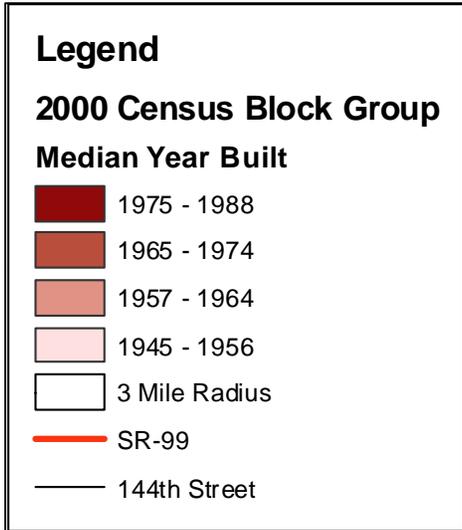
Percent of Multi-Family Housing: Rental



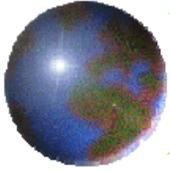
Percent of Multi-Family Housing: Rental	
TIBC	98%
City of Tukwila	90%
3 Mile Radius	92%
King County	86%



Median Year Homes were Built



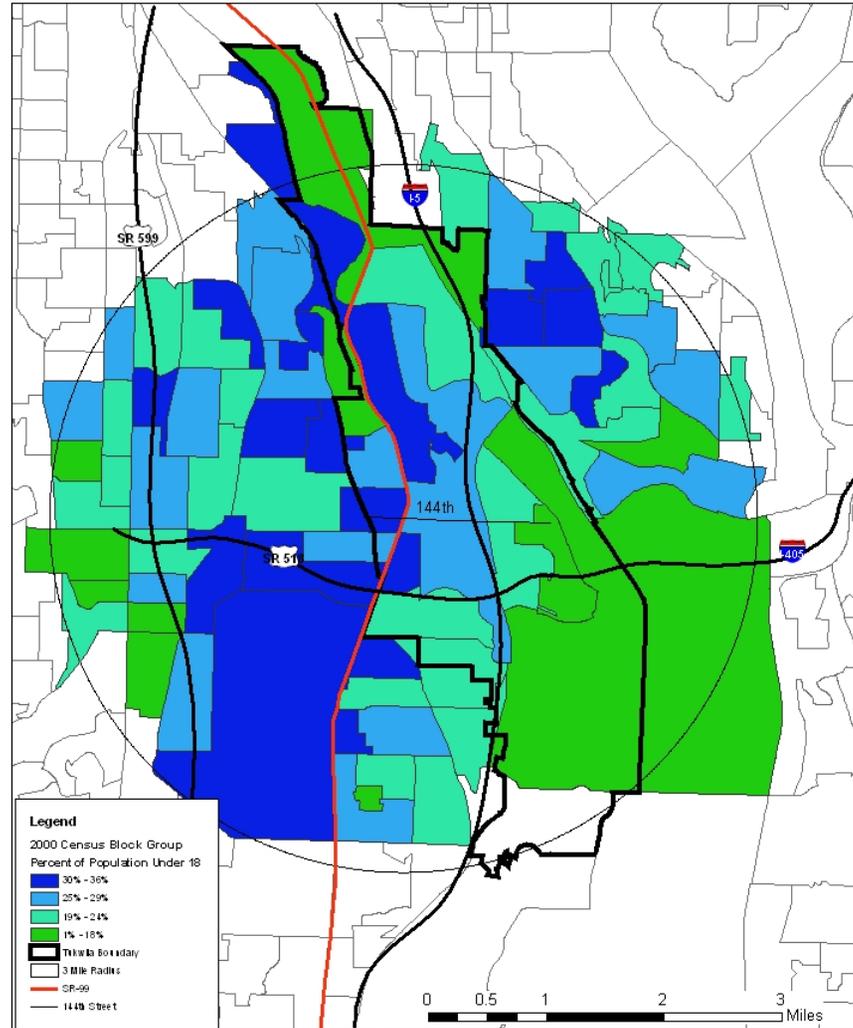
Median Year Homes were Built	
TIBC	1965
City of Tukwila	1968
3 Mile Radius	1960
King County	1971



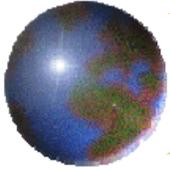
Percent of Population Under 18

Legend
2000 Census Block Group
Population Under 18

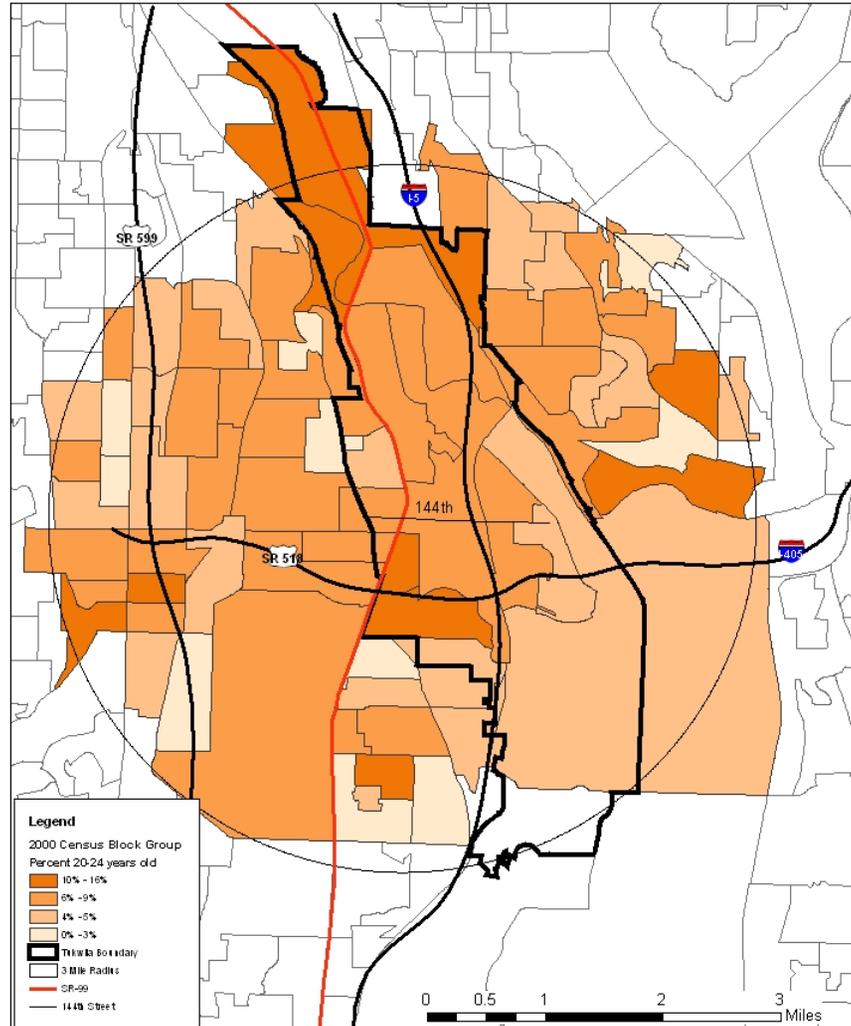
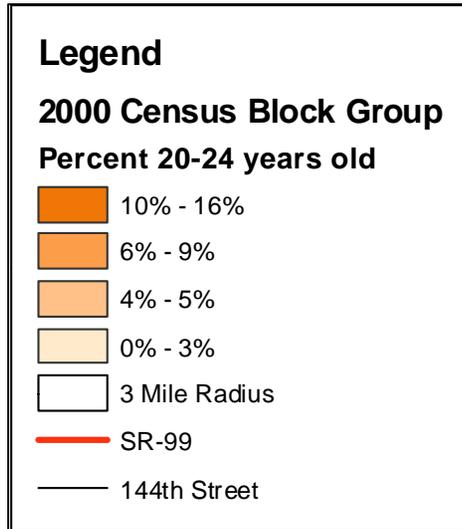
- 30% - 36%
- 25% - 29%
- 19% - 24%
- 1% - 18%
- 3 Mile Radius
- SR-99
- 144th Street



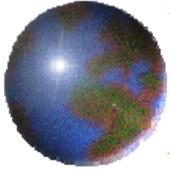
Percent of Population: Under 18	
TIBC	28%
City of Tukwila	24%
3 Mile Radius	25%
King County	22%



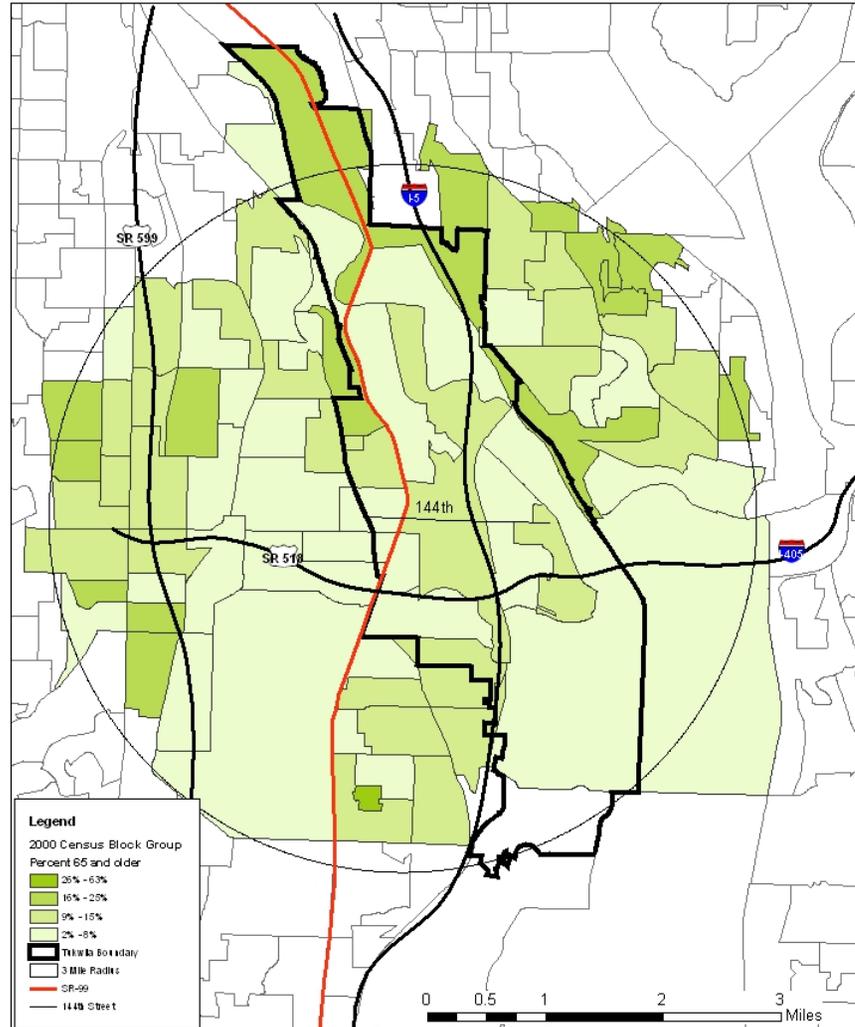
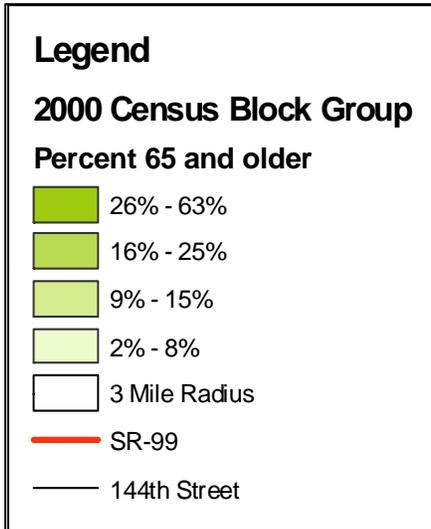
Percent of Population 20-24 years old



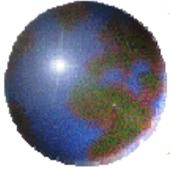
Percent of Population: 20-24 years old	
TIBC	8%
City of Tukwila	7%
3 Mile Radius	7%
King County	7%



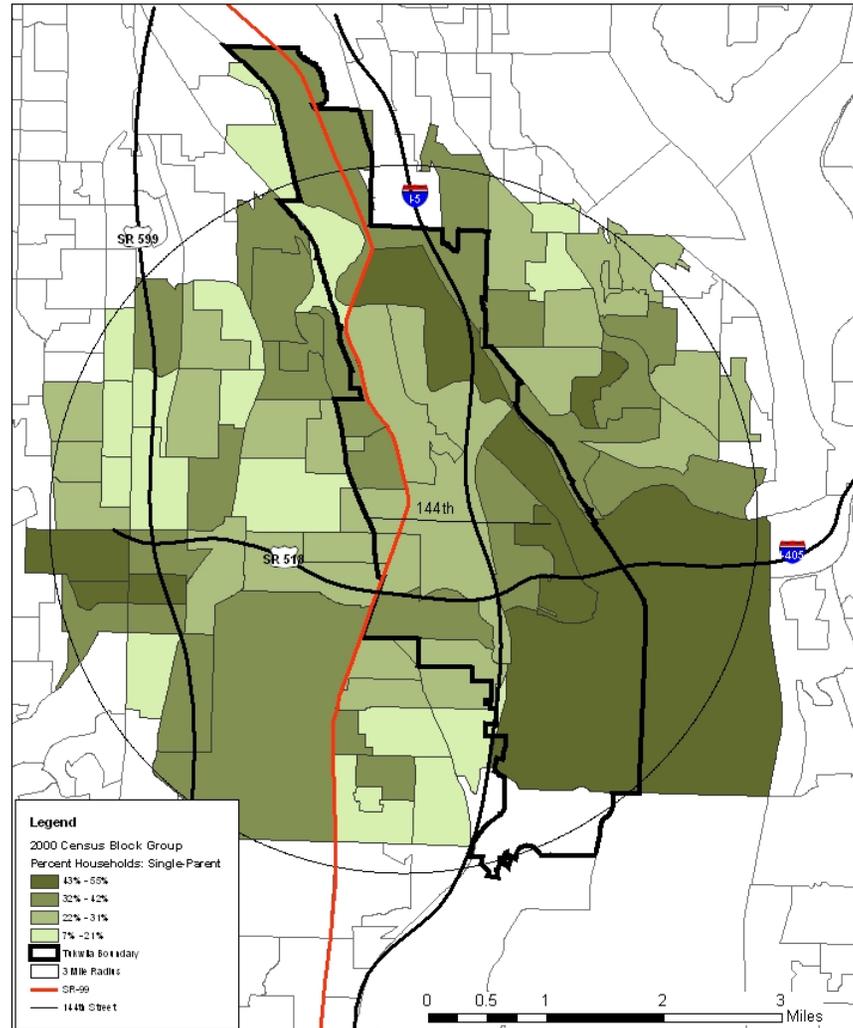
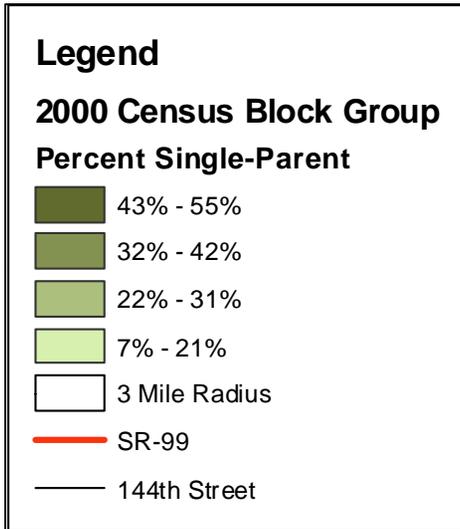
Percent of Population 65 years and older



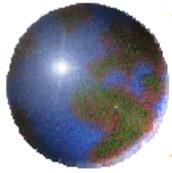
Percent of Population: 65 years or older	
TIBC	7%
City of Tukwila	8%
3 Mile Radius	10%
King County	10%



Percent of Households: Single-Parent



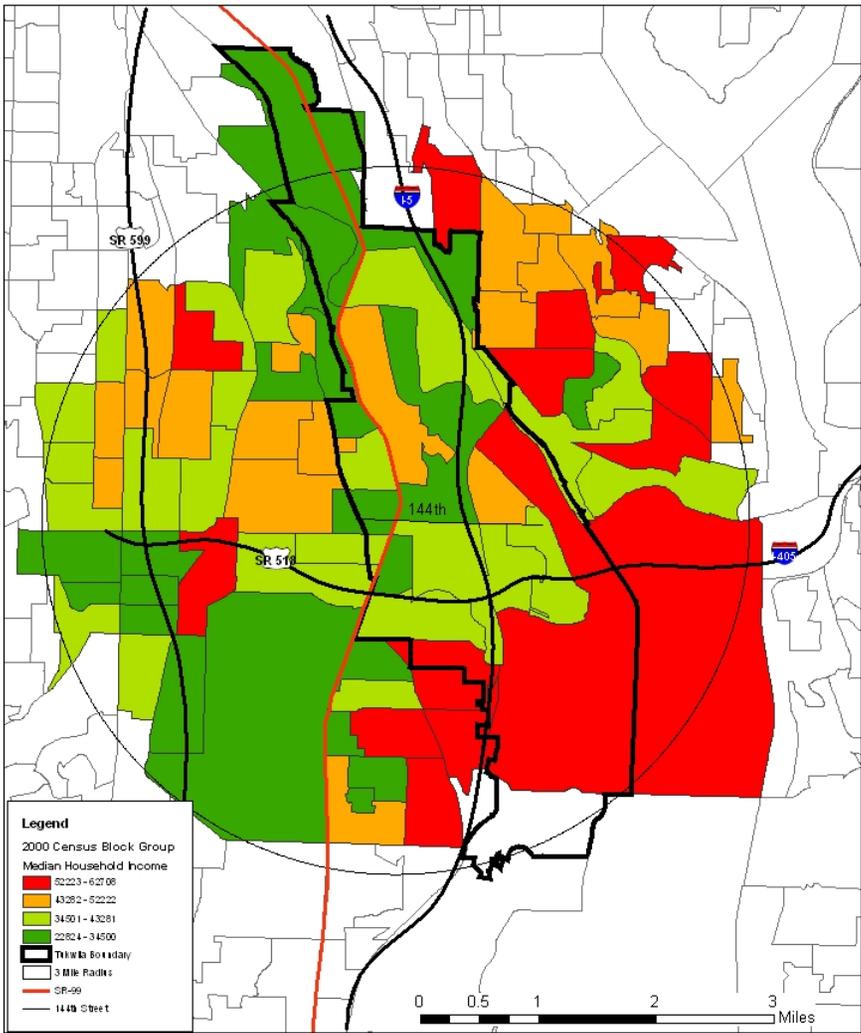
Percent of Households: Single-Parent	
TIBC	27%
City of Tukwila	32%
3 Mile Radius	30%
King County	21%



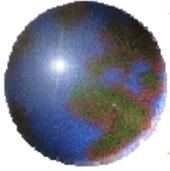
Median Household Income

Legend
2000 Census Block Group
Median Household Income

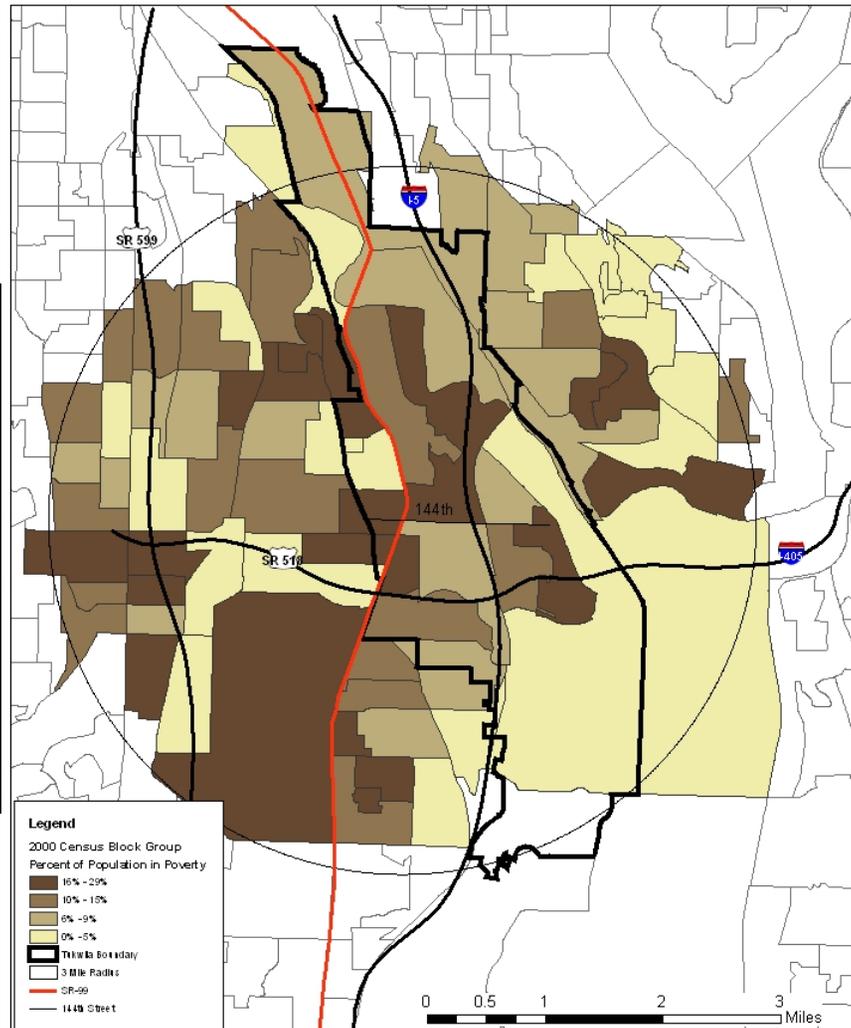
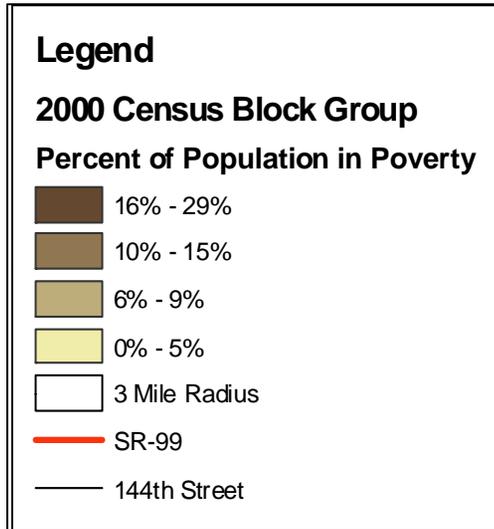
- 52223 - 62708
- 43282 - 52222
- 34501 - 43281
- 22824 - 34500
- 3 Mile Radius
- SR-99
- 144th Street



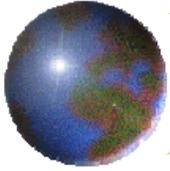
Median Household Income	
TIBC	34,360
City of Tukwila	40,718
3 Mile Radius	41,776
King County	53,157



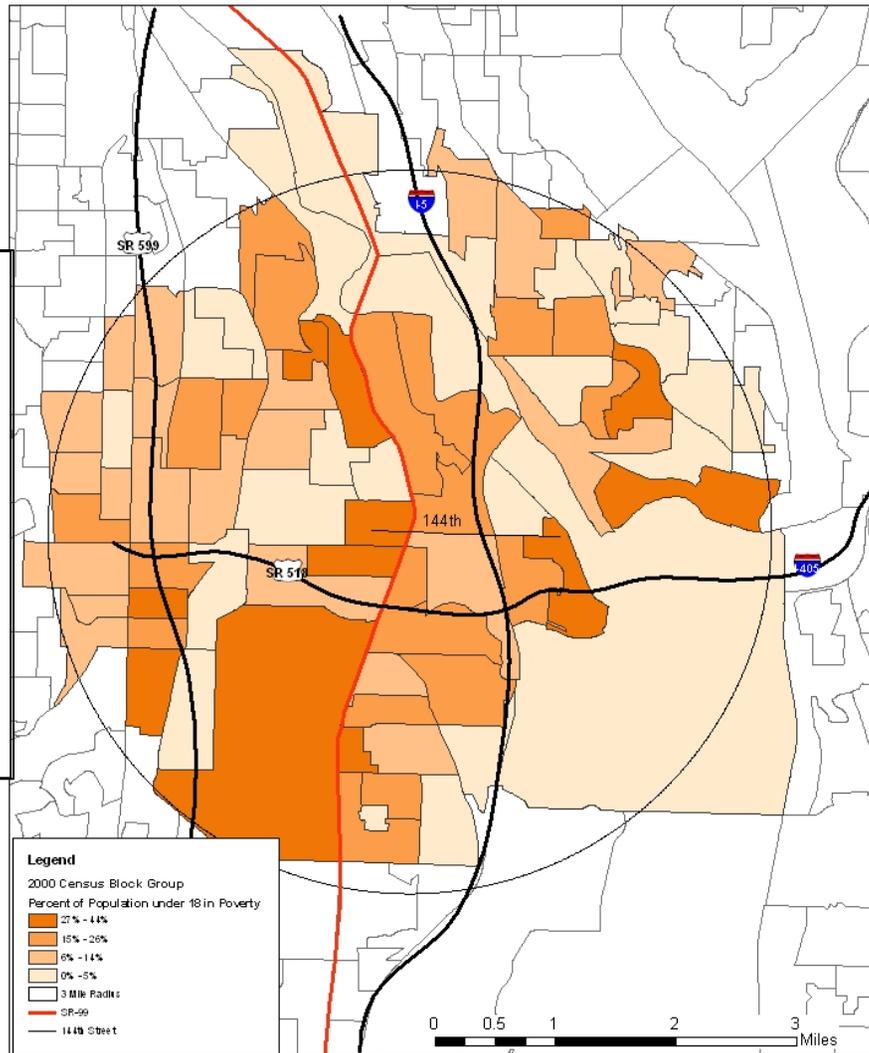
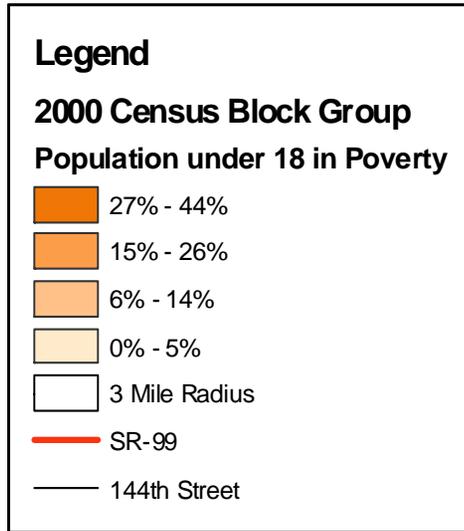
Percent of Population in Poverty



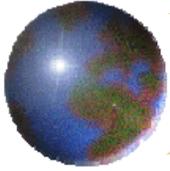
Percent of Population in Poverty	
TIBC	19%
City of Tukwila	13%
3 Mile Radius	11%
King County	8%



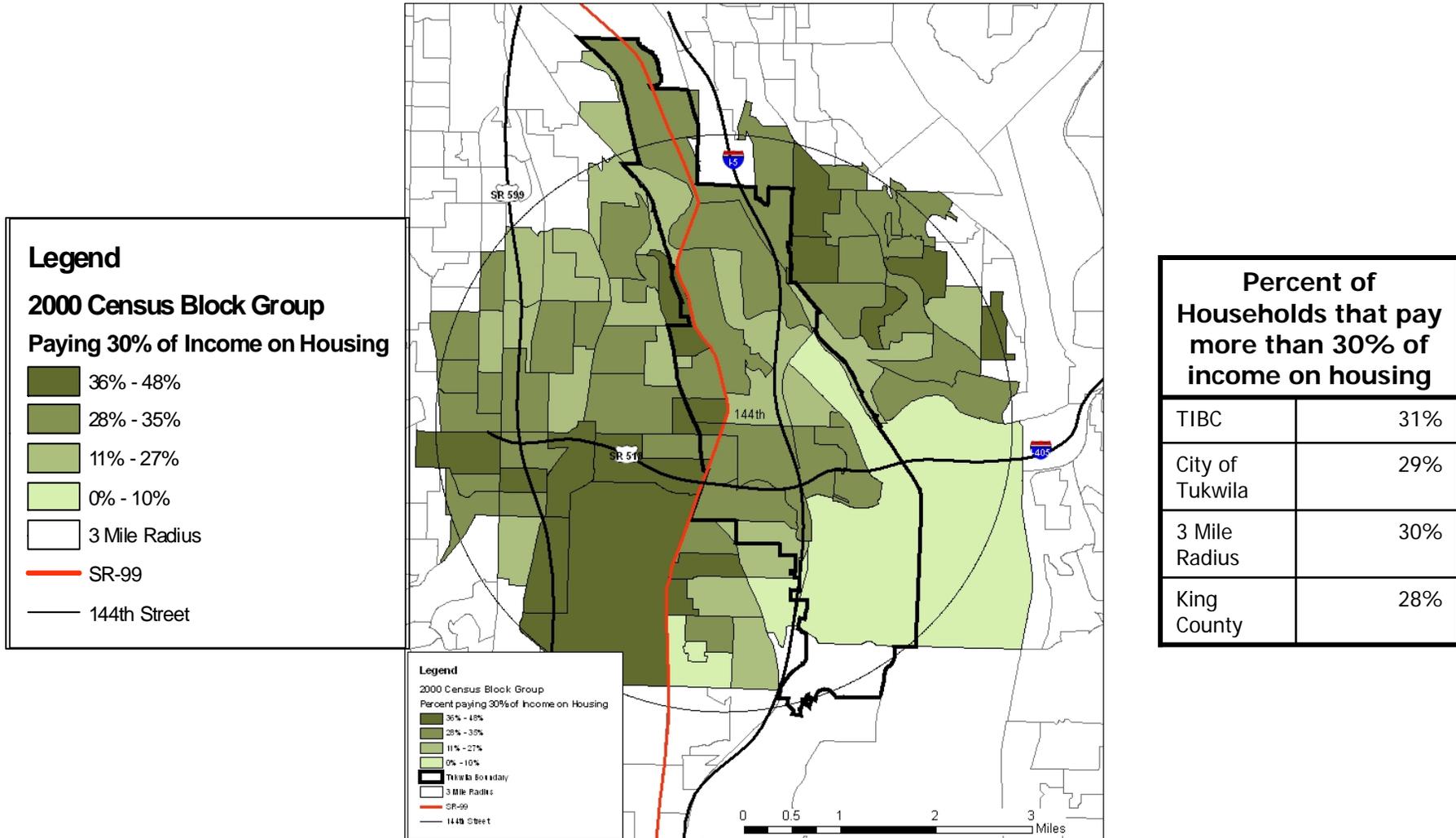
Percent of Children in Poverty

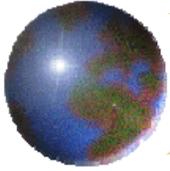


Percent of Children (Under 18) in Poverty	
TIBC	24%
City of Tukwila	18%
3 Mile Radius	15%
King County	10%

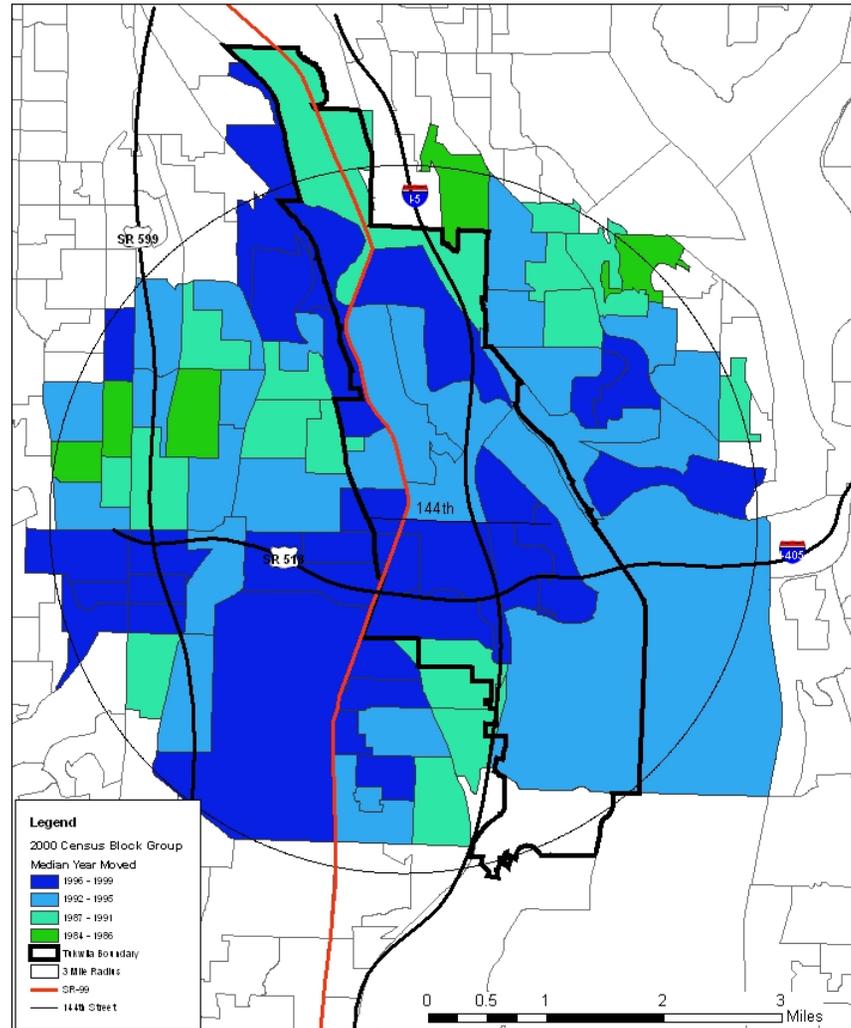
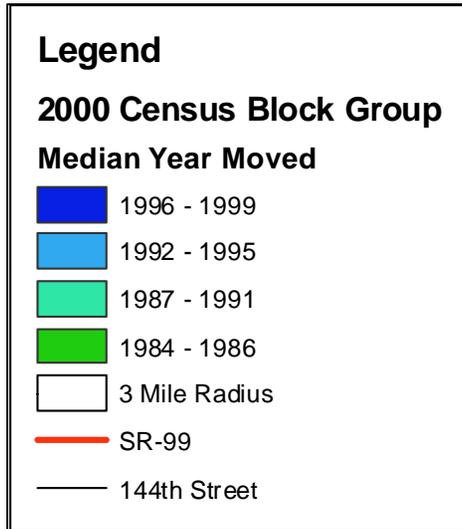


Percent of Householders paying 30% of Income for Housing

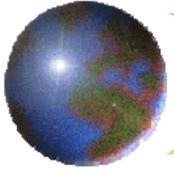




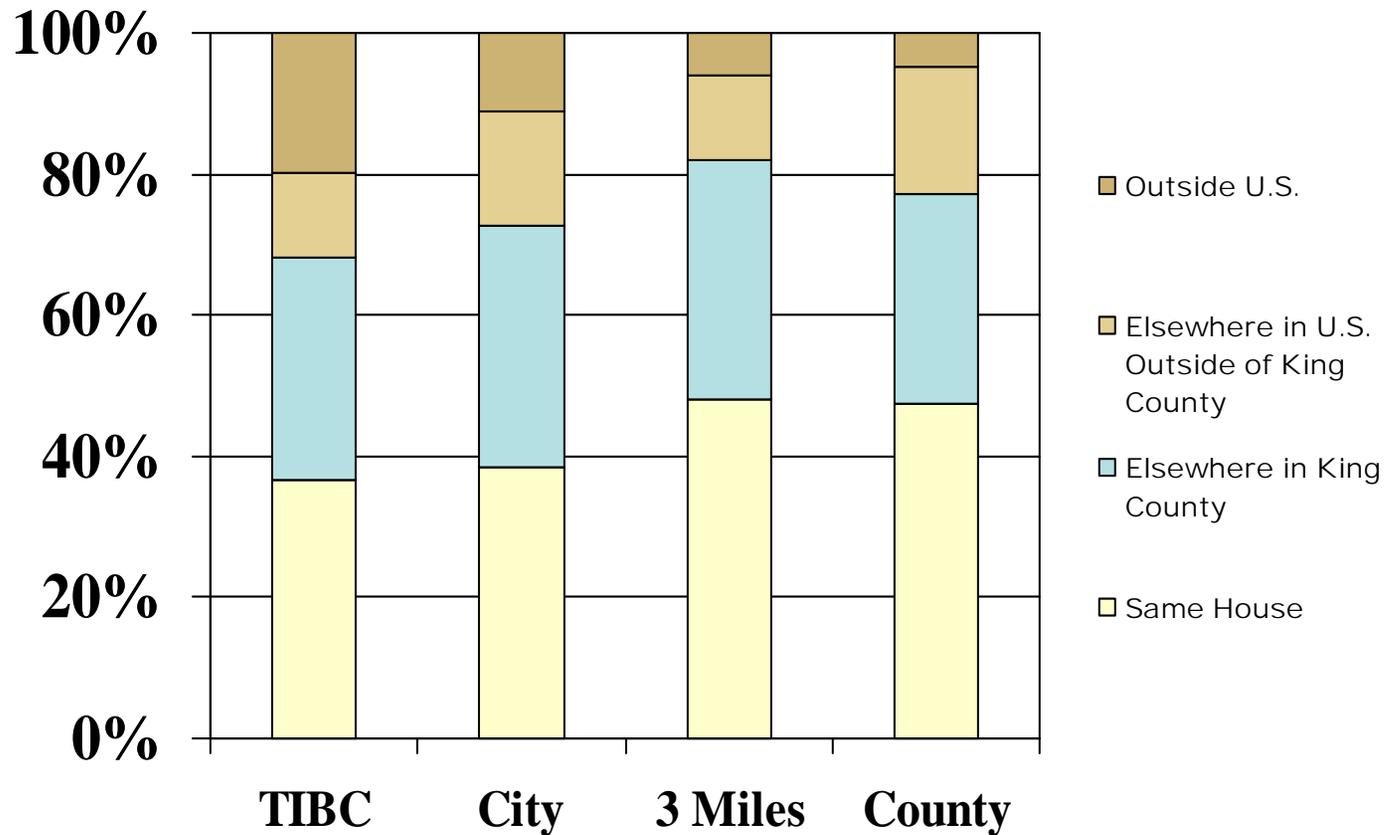
Median Year Moved into Housing



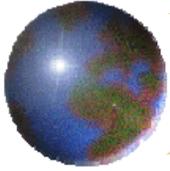
Median Year moved into Housing	
TIBC	1997
City of Tukwila	1997
3 Mile Radius	1995
King County	1996



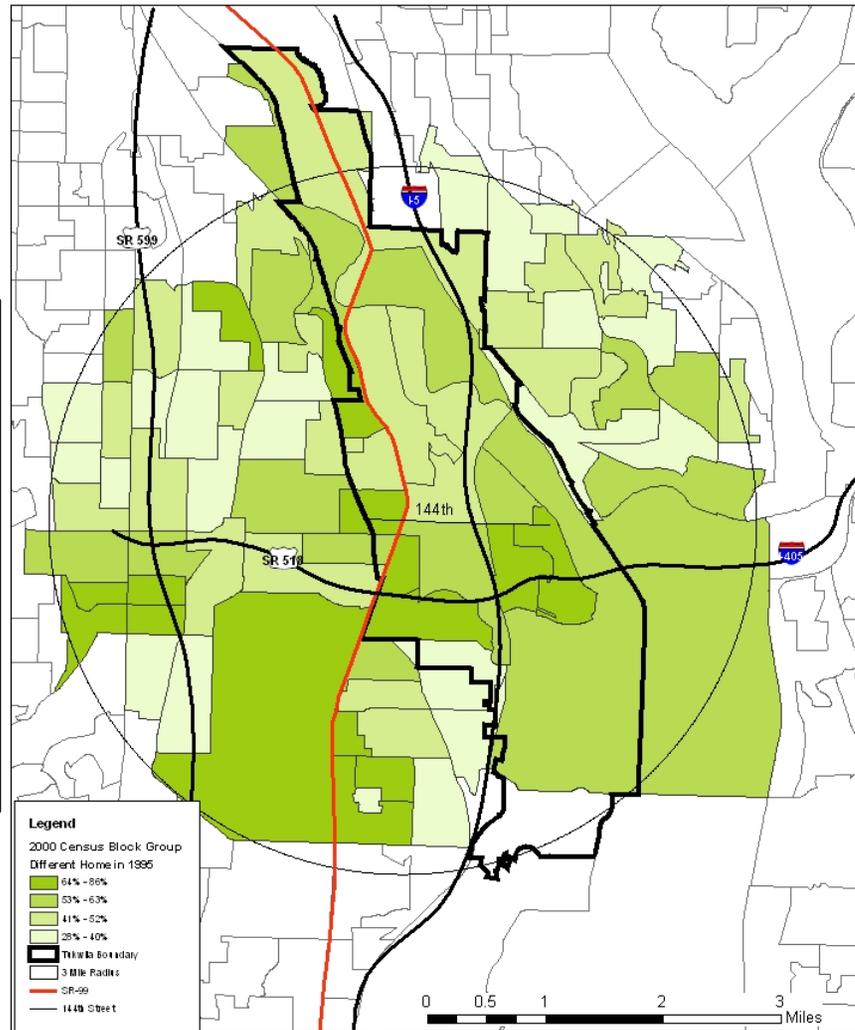
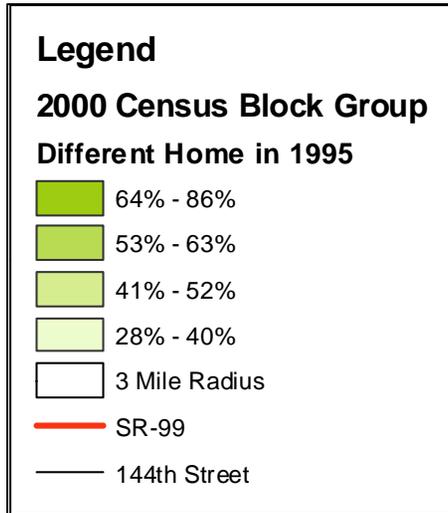
Location of Residents in 1995



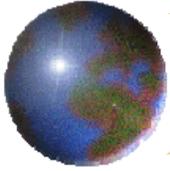
Data from 2000 Census. Reflects where the population in 2000 lived in 1995. For example, 37% of residents living in the TIBC in 2000 lived in the same house in 1995.



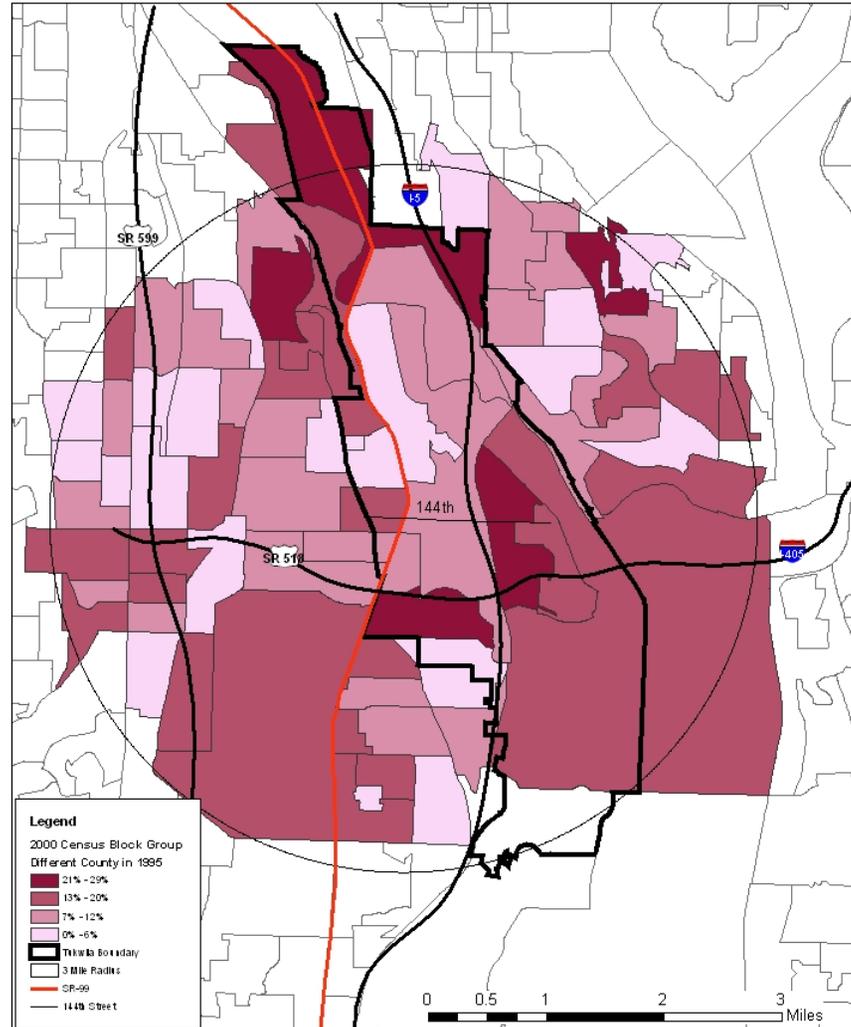
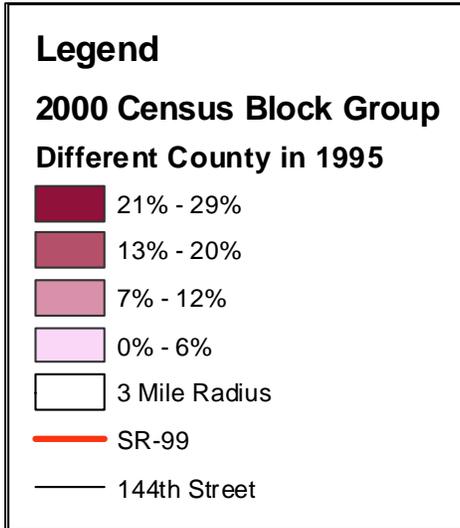
Percent of Population: Different Home in 1995



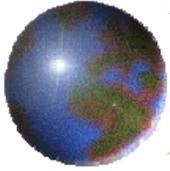
Percent of Population: Different Home in 1995	
TIBC	63%
City of Tukwila	62%
3 Mile Radius	52%
King County	52%



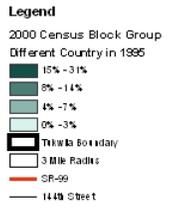
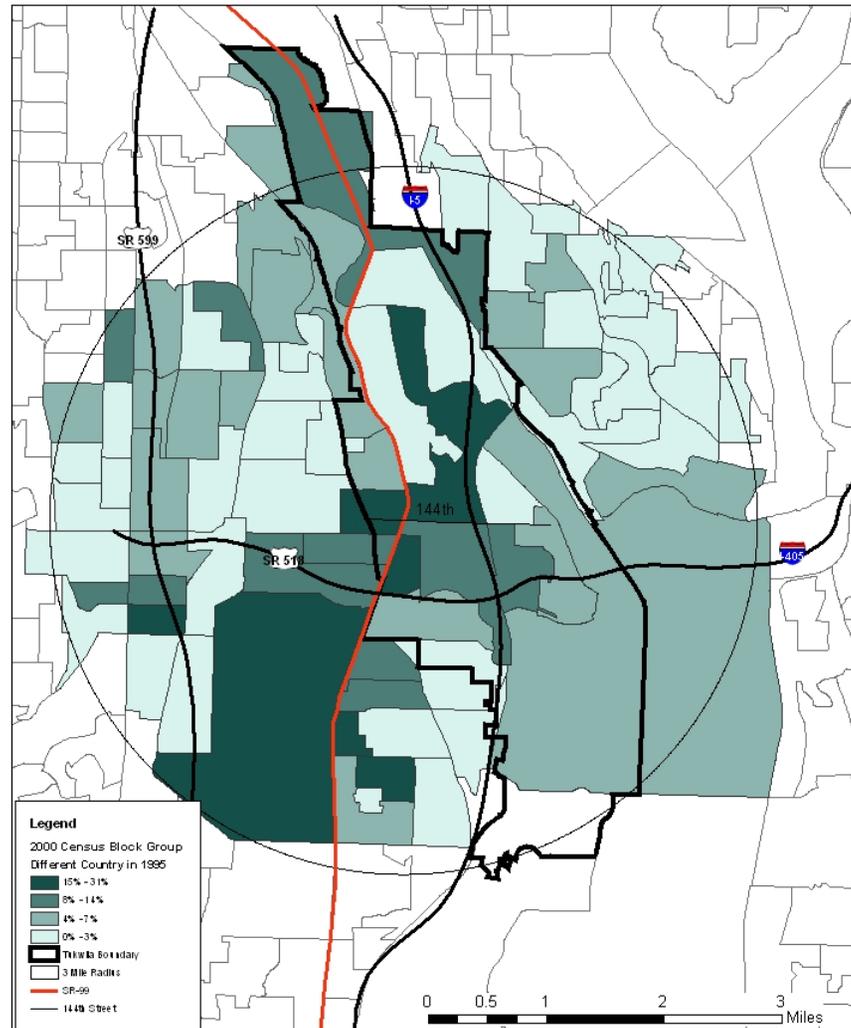
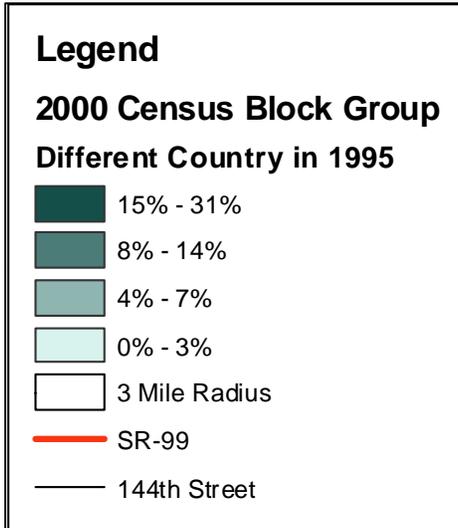
Percent of Population: Different County in 1995



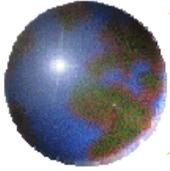
Percent of Population: Different County in 1995	
TIBC	32%
City of Tukwila	34%
3 Mile Radius	34%
King County	30%



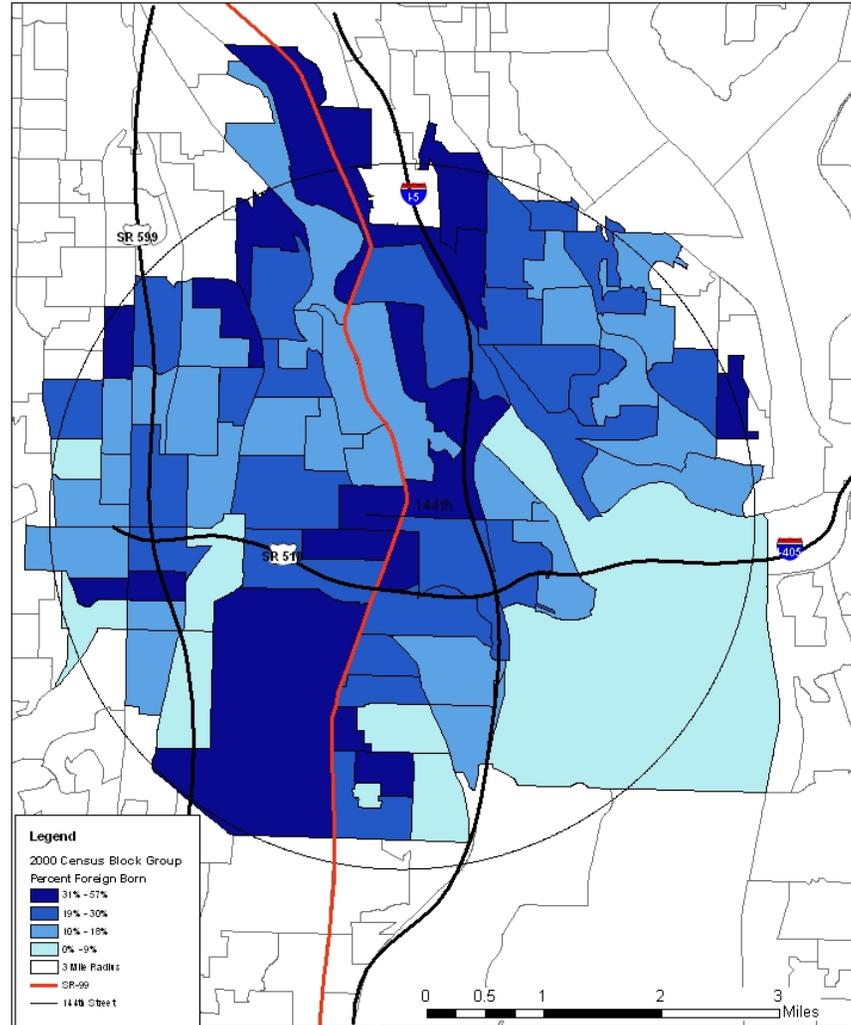
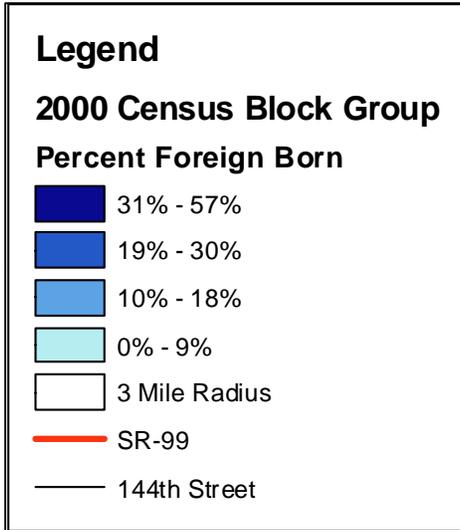
Percent of Population: Different Country in 1995



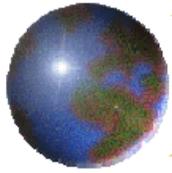
Percent of Population: Different Country in 1995	
TIBC	20%
City of Tukwila	11%
3 Mile Radius	6%
King County	5%



Percent of Population Foreign Born

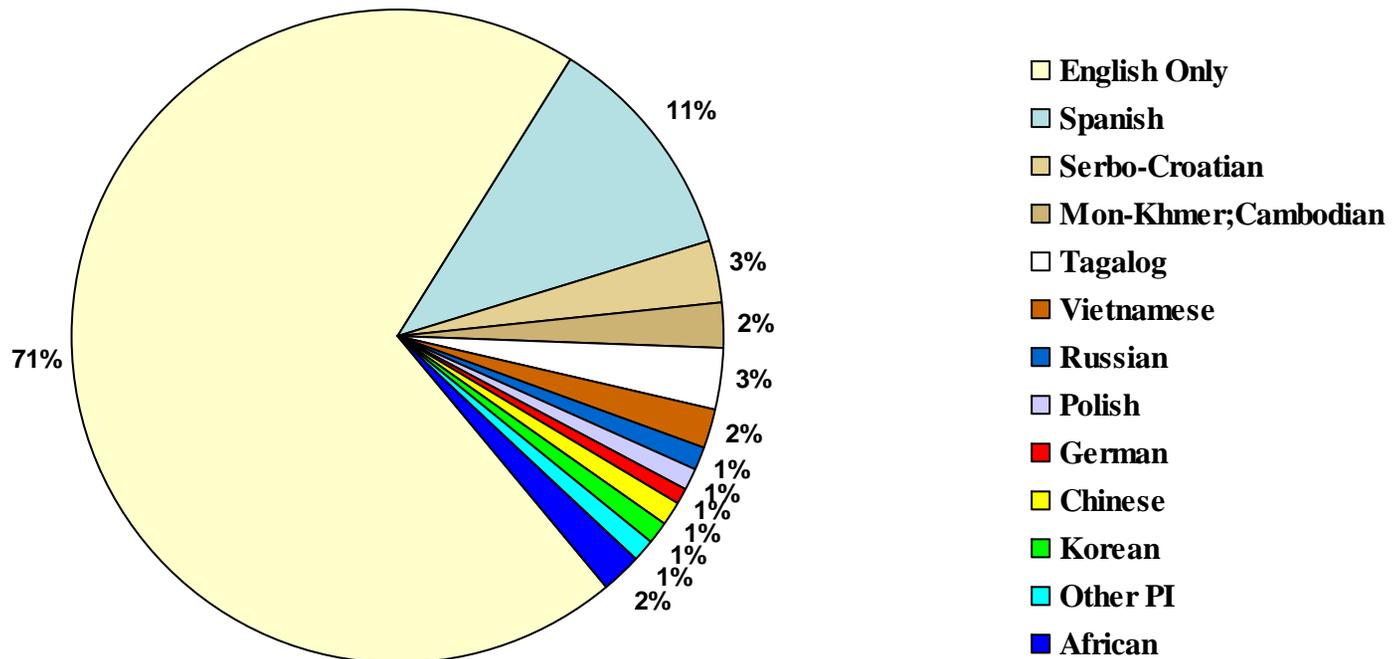


Percent of Population: Foreign Born	
TIBC	41%
City of Tukwila	26%
3 Mile Radius	22%
King County	15%

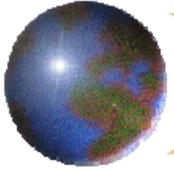


Primary language spoken at home

Major Home Languages Population 5 Years and Over



Data per Census 2000; Tukwila citywide



Demographic trends since 2000

● Refugees since 2000

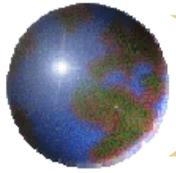
- Bosnian
- East African (Somali, Ethiopians)
- Meskhetian Turks (Russia)
- Others
 - Liberians
 - Sudanese
 - Iranians
 - Vietnamese
 - Congo
 - Bantu
 - Eritrean
 - Burmese Karen

Elman Khalilov (5)

Photo: John Lok/Seattle times

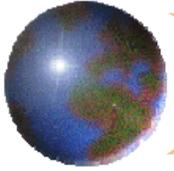


● Future refugees



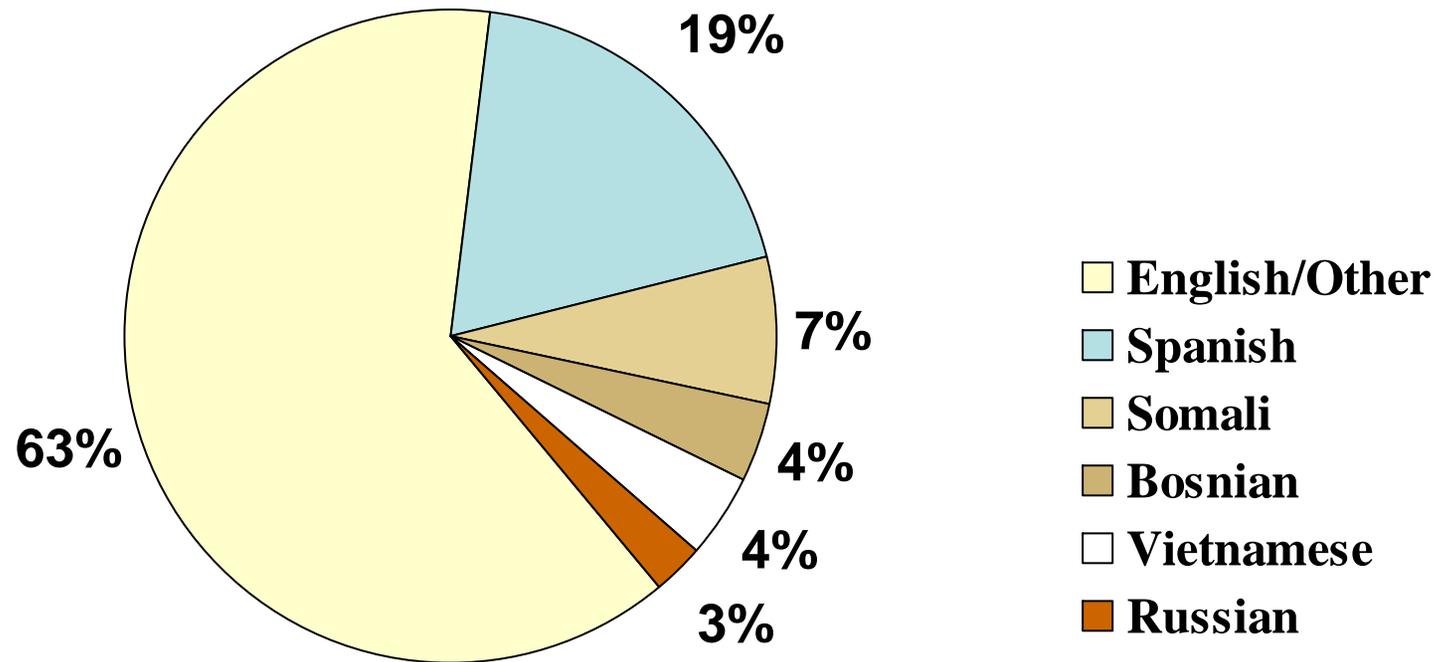
Tukwila School District

- Students as of October 2006
 - English language learners: 29%
 - Home language other than English: 53%
 - 55 languages other than English
 - Country of birth not U.S.: 33%
 - Refugee students: 11%
 - Free/reduced lunch students: 75%

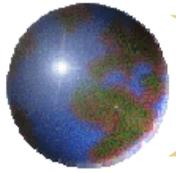


Tukwila School District

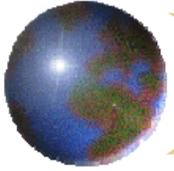
Major Home Languages for Students



Data per Tukwila School District October 2006

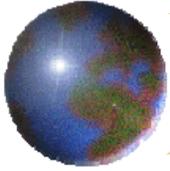


Public Safety

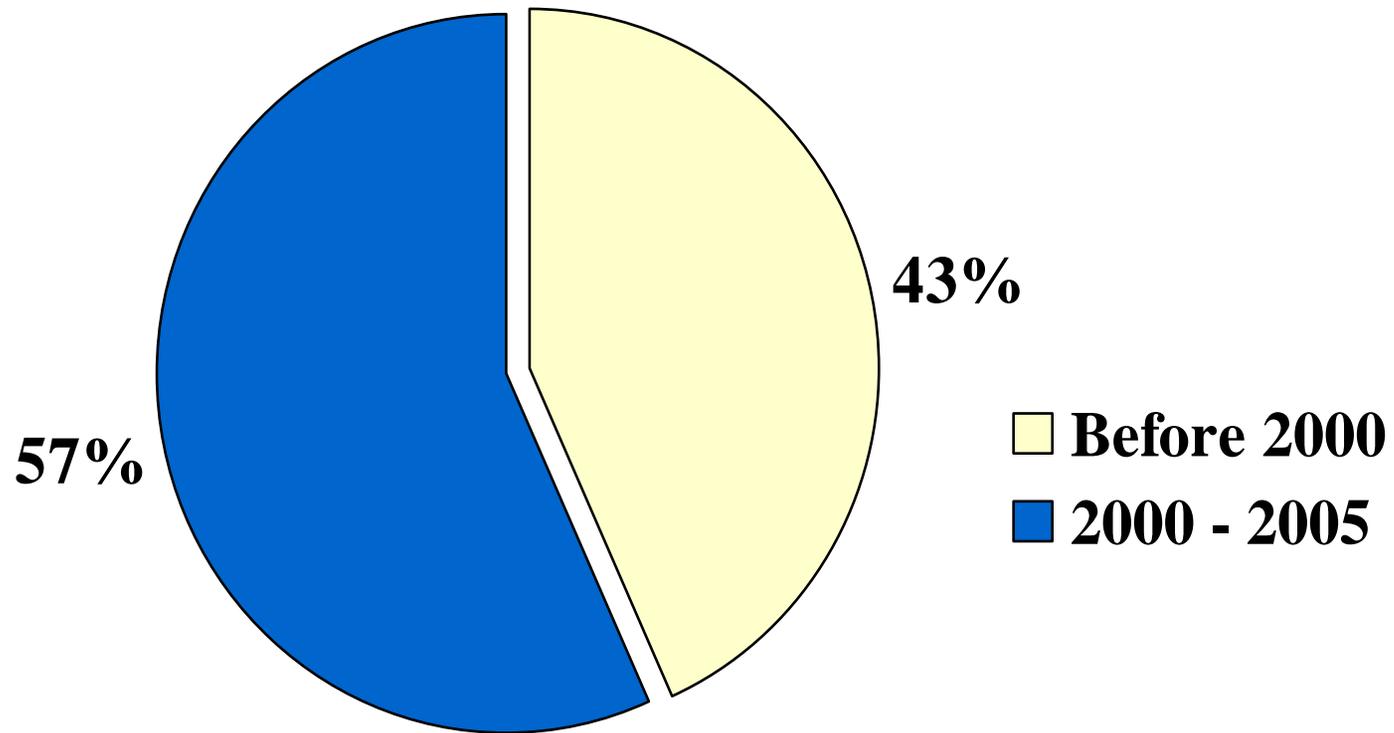


Economic Environment

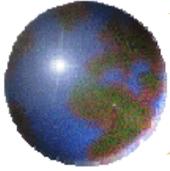
- ⊕ Businesses
- ⊕ Market demand analysis
- Potential development activity
- Apartment redevelopment example



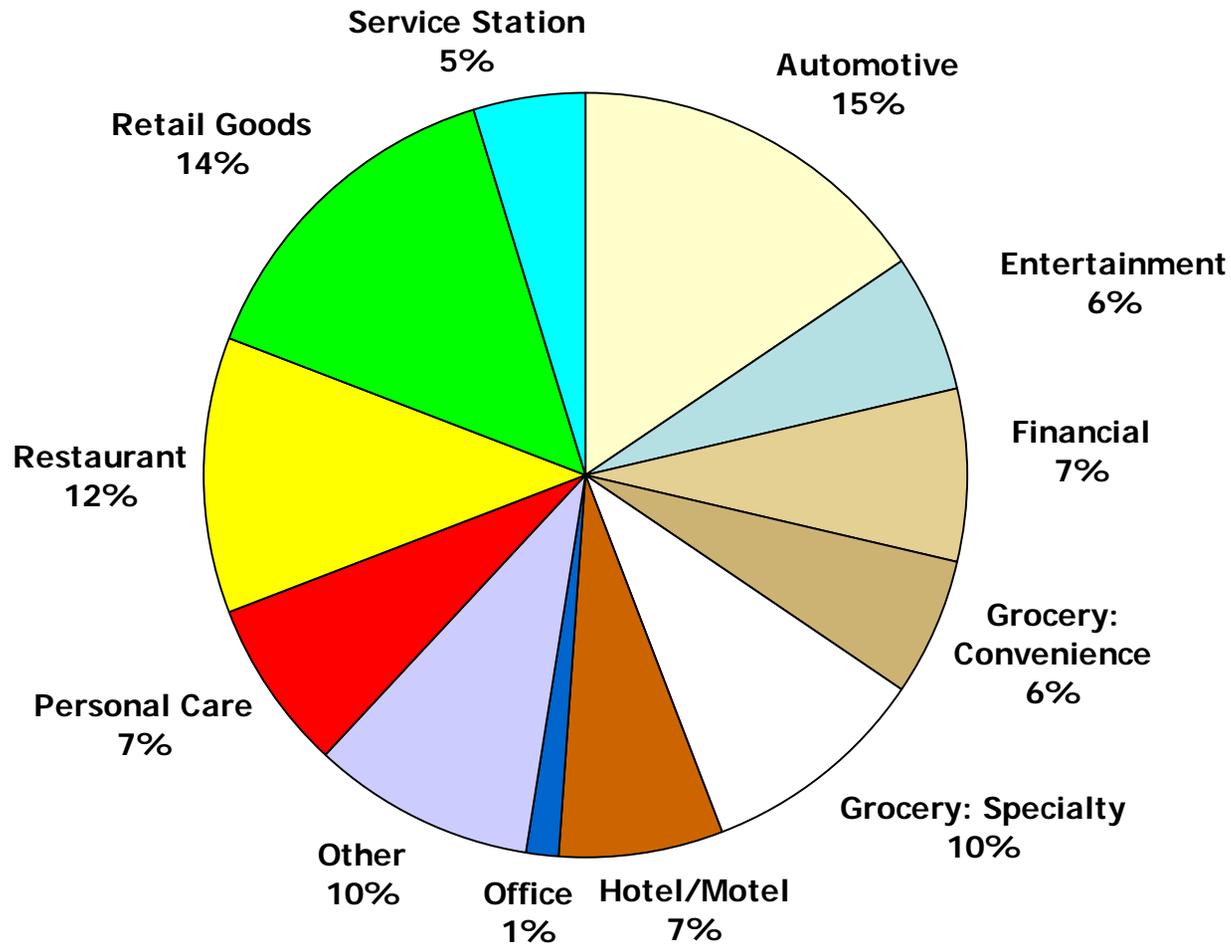
Tukwila International Boulevard Businesses: Year Opened



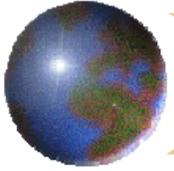
Based on 2005 business license data. Only businesses with addresses on TIB.



Tukwila International Boulevard Businesses by Category



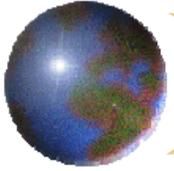
Based on 2005 business license data. Only businesses with addresses on TIB.



1995 Market Analysis

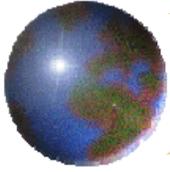
- **Retail:** “The conclusion for future potential retail space development is that in the short run the market for increased retail is not robust. In the long term, 30,000 to 70,000 square feet could be supported...”
- **Office:** “The current status of the Southend office market with so much excess capacity and vacant space would not indicate a strong probability in the short term (0 to 5 years).”
- **Hotel/motel:** “Hotel developments are problematic...”
- **Vertical Mixed-Use:** Needs “...highly developed residential and/or employment density to assure pedestrian-viable living and working environment”
- **Residential:** “There does not appear to be any market reason why well-designed, well built units could not capture a significant share of expected residential growth in the area, once the character and reputation of the area has been solidified.”

(Market Analysis for Pacific Highway Revitalization Plan 1995, pages 51 – 56)



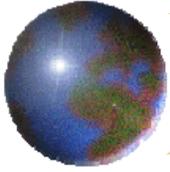
Current Market Analysis

- High Southend office vacancy
- Demand for retail space limited to specifics of neighborhood
- Multi-family: will market rents justify new construction?
- Have hired Gardner-Johnson to analyze demand for commercial & residential
- Numerous properties awaiting redevelopment

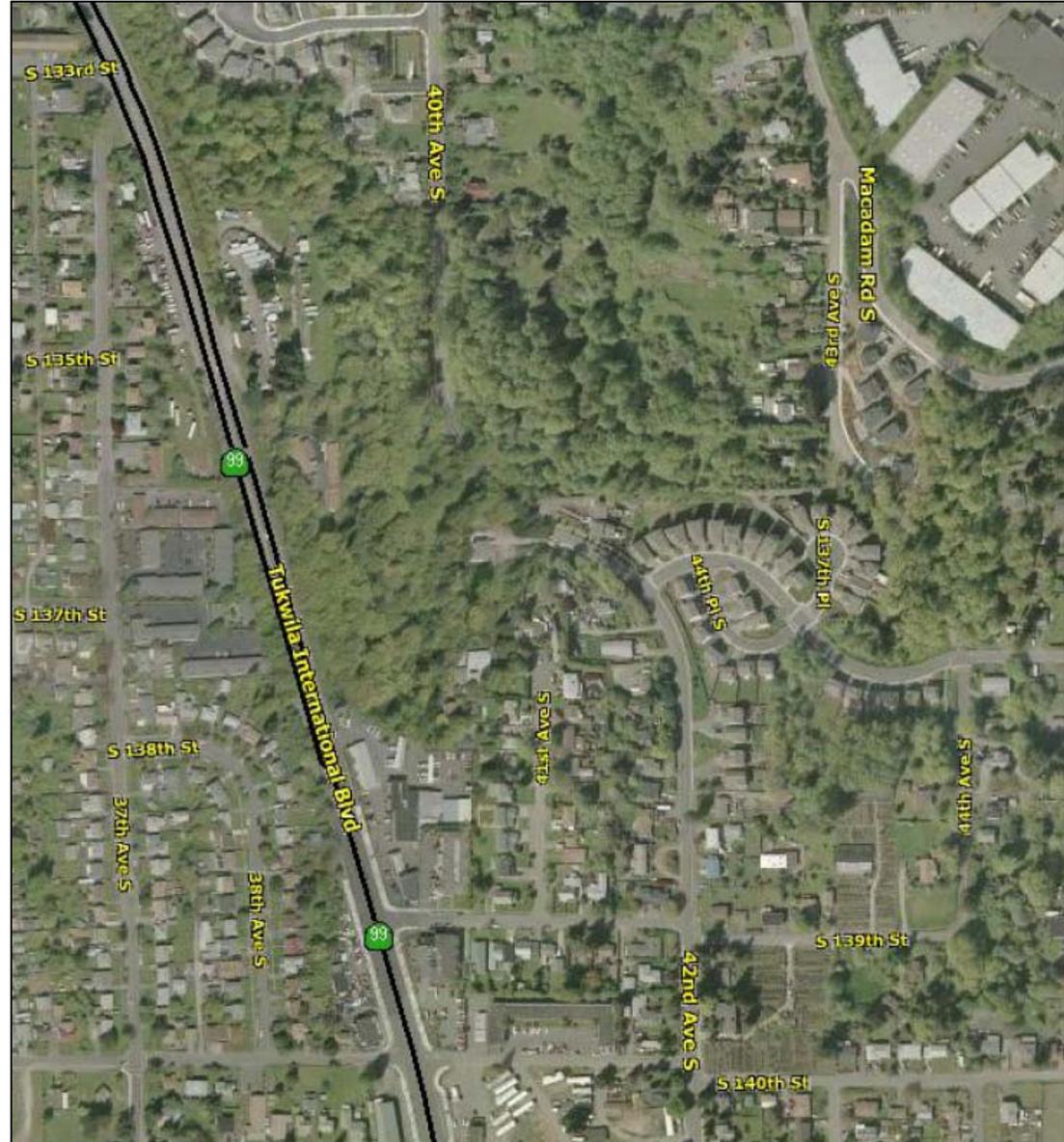


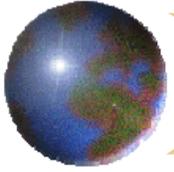
Potential development activity



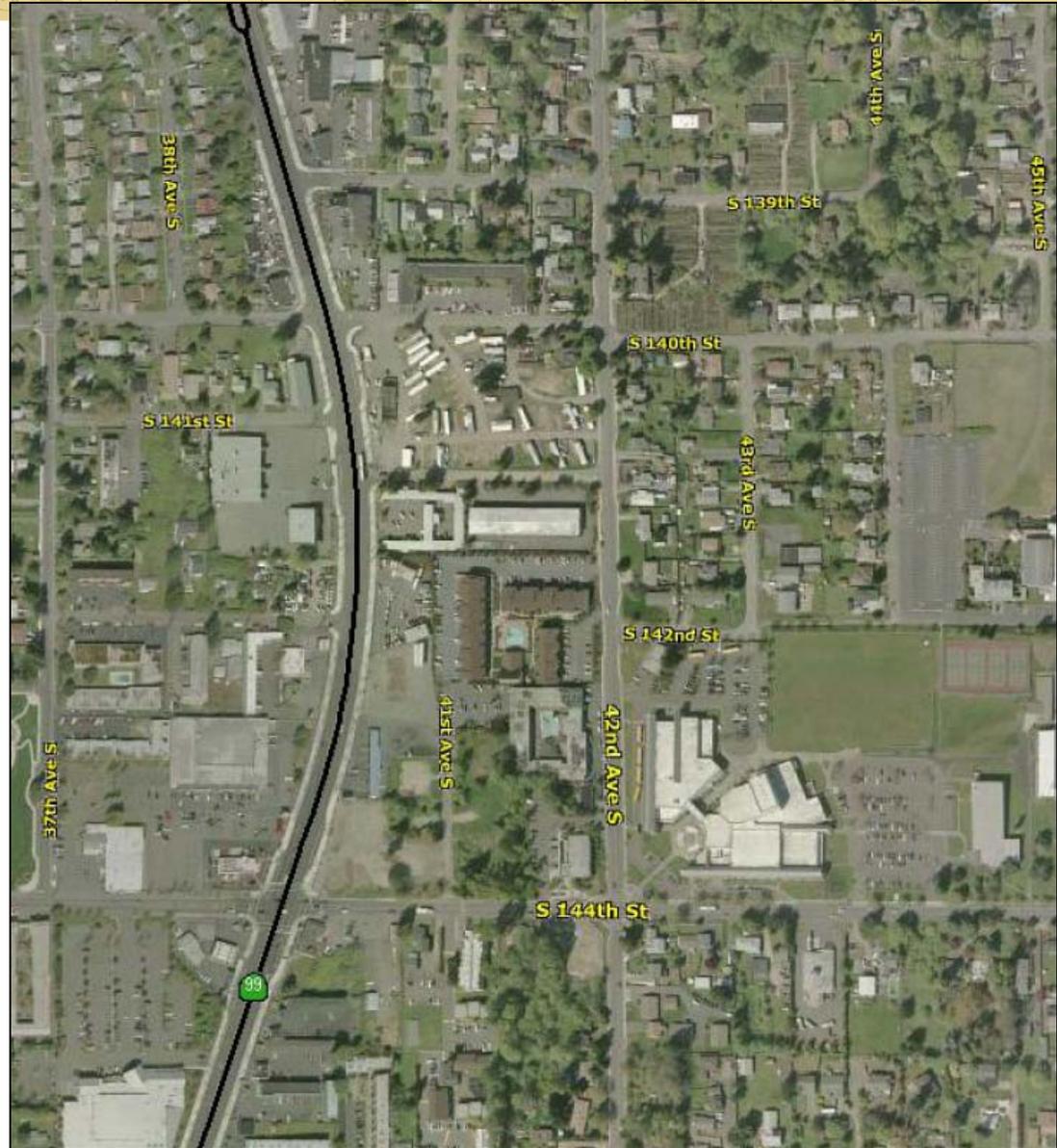


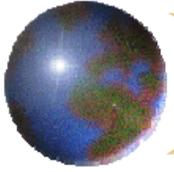
Potential development activity



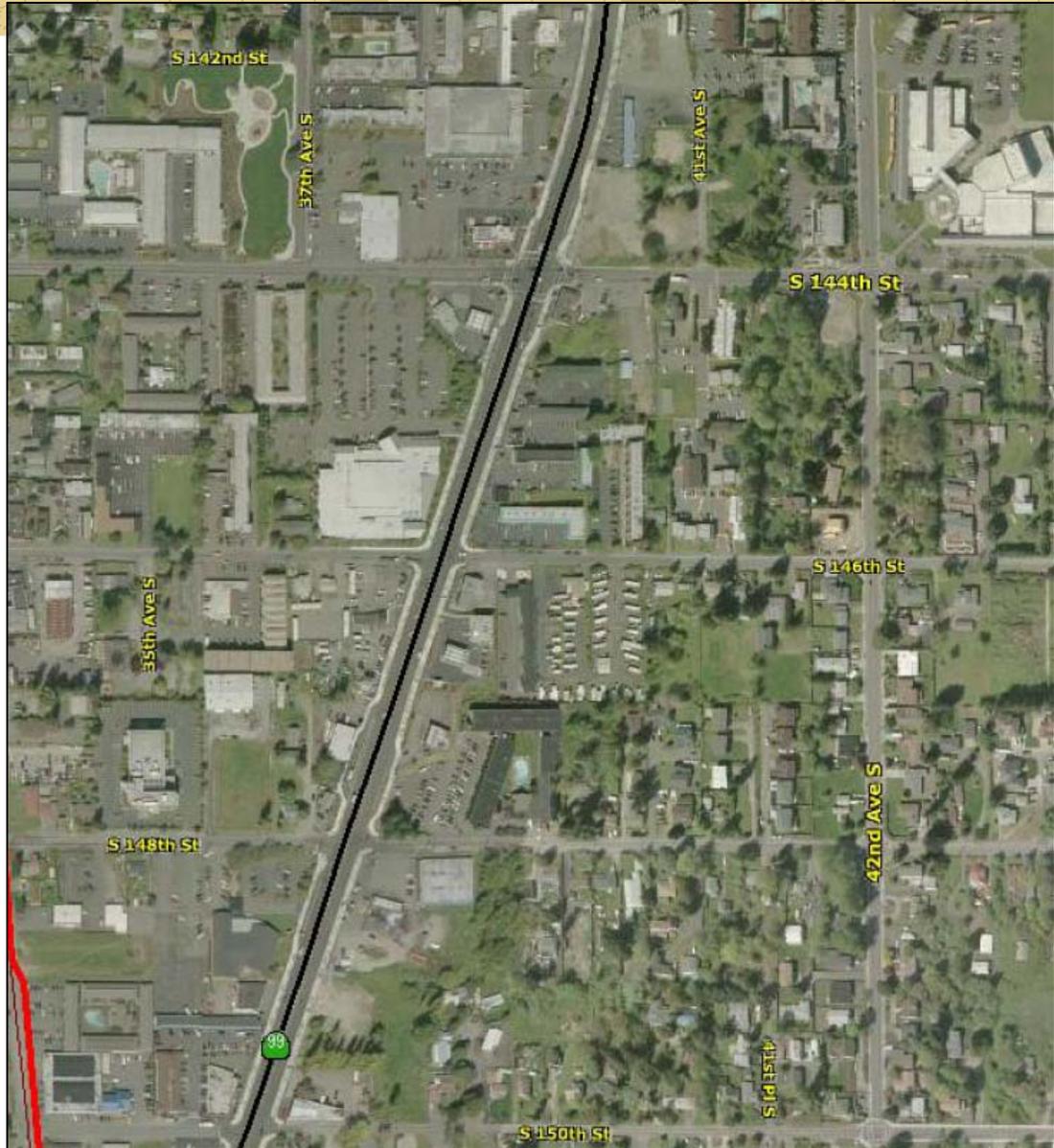


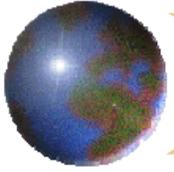
Potential development activity





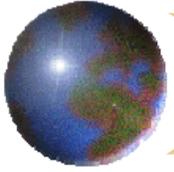
Potential development activity





Potential development activity

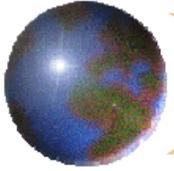




Redevelopment Example: Normandy Court

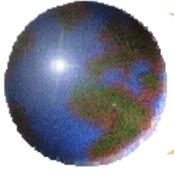


14225 42nd Ave South



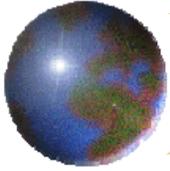
Redevelopment Example

- Normandy Court Apartments
 - Built 1967; major remodel 1981
 - 46 units (1-3 bed; 700 – 1,200 SF)
 - Rents: \$650 - \$950
 - Mainly 2 bed/1 bath; 900 SF; \$750
 - 1.45 acres
 - Zoning: MDR (Medium Density Residential)
 - At 14.5 units/acre = 21 allowable units if new



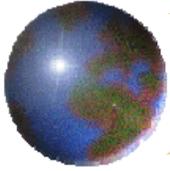
Normandy Court Redevelopment Example

Income Statement & Property Value	
Annual rent per unit ($\$750 * 12$)	\$9,000
Units	46
Annual rent	\$415,000
Less: vacancies, etc.	(\$15,000)
Gross operating income	\$400,000
Less: operating expenses	(\$155,000)
Net operating income	\$245,000
Divided by "Cap rate"	7.65%
Asking sales price	\$3,200,000
Above estimates are based on the property marketing statement 2006 with adjustments made for simplification.	



Normandy Court Redevelopment Example

Construction Cost Comparison		
	46 Units	21 Units
Square feet per unit	900	1,800
Cost per square ft	\$110	\$110
Total cost per unit	\$99,000	\$198,000
# of units	46	21
Total cost	\$4,500,000	\$4,160,000
Interest rate	7%	7%
Interest on debt	\$315,000	\$290,000
Construction cost per square foot from RS Means 2006 and do not include additives (e.g. appliances), site preparation or land costs. Current # units on property = 46. Max # units allowed for new construction in MDR zone at 1.45 acre site = 21.		

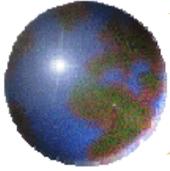


Normandy Court Redevelopment Comparisons

	Current	New	New
	46 Units (900 SF each)	46 Units (900 SF each)	21 Units (1,800 SF each)
Operating expenses & vacancies, etc.	\$170,000	\$170,000	\$170,000
Net operating income	\$245,000	\$245,000	\$245,000
Income to cover redevelopment cost	\$0	\$315,000	\$290,000
Total income required	\$415,000	\$730,000	\$705,000
Asking rent per unit per month	\$750	\$1,300	\$2,800

This example assumes operating expenses are the same for all scenarios, does not make adjustments for depreciation, tax effects, and site preparation costs.

If the property redeveloped with 21 new units at 900 square feet each, under this example the asking rent would be \$2,222 per month.

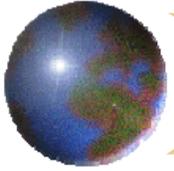


Tukwila Household Income Compared to Tax Credit & Tax Exempt Bond Financing Qualifications

Household Income Limits By Set Aside %	Persons Per Household		
	2	3	4
80%	\$47,700	\$53,650	\$59,600
50%	\$31,150	\$35,050	\$38,950
30%	\$18,700	\$21,050	\$23,350

According to the 2000 Census, Tukwila median household income in 1999 was \$40,718 which is approximately 76% of the King County median income at that same time of \$53,157.

The income limits above are based on Washington State Housing Finance Commission data for King County median income for 2006 of \$74,300 (probably a family of four).



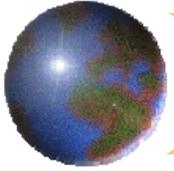
Tukwila Rents Compared to Set Aside % for Tax Credit & Tax Exempt Bond Financing Qualifications

	Number of Bedrooms per Unit		
	1	2	3
Tukwila Current Asking Rent	\$620	\$700	To be determined
Maximum Rent By Set Aside %			
60%	\$876	\$1,051	\$1,215
50%	\$730	\$876	\$1,012
30%	\$438	\$526	\$607

Example: The asking rent for a 2 bedroom apartment in Tukwila is approximately \$700 per month. This is lower than the maximum rent allowed to compete for low income housing tax credits.

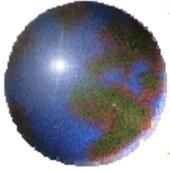
Maximum rent per Washington State Housing Finance Commission 3/2006

Current Tukwila asking rent is approximate and based on an apartment study 2006.



Social Networks & Community Facilities

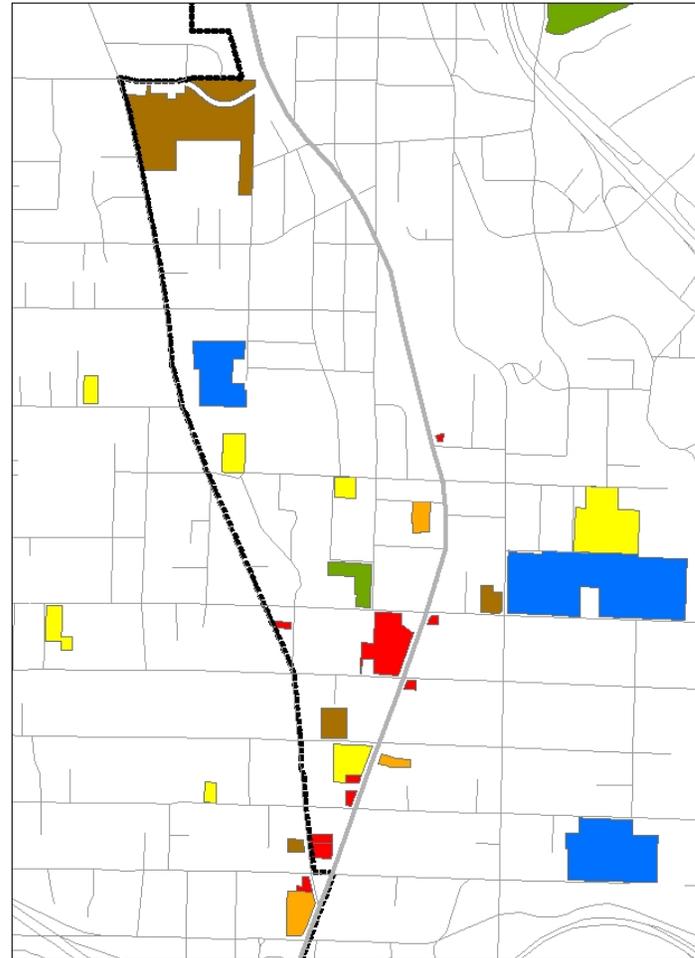
- ⊕ Religious institutions
- ⊕ Community service organizations
- ⊕ Dept. of Homeland Security
- ⊕ Restaurants
- ⊕ Community facilities
- ⊕ Parks
- ⊕ Sidewalks

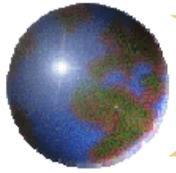


TIB Social Networks

Legend

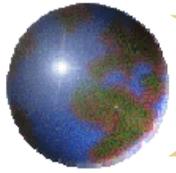
-  Tukwila Intl Blvd
-  Schools
-  Parks
-  Services
-  Restaurants
-  Churches
-  Entertainment
-  Tukwila City Limits





Social Networks & Community Facilities

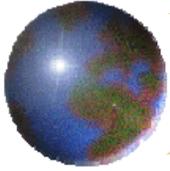
- Community Service Organizations
 - Highway 99 Action Committee
 - ReWA
 - Somali Community Coalition
 - Religious institutions
 - Others



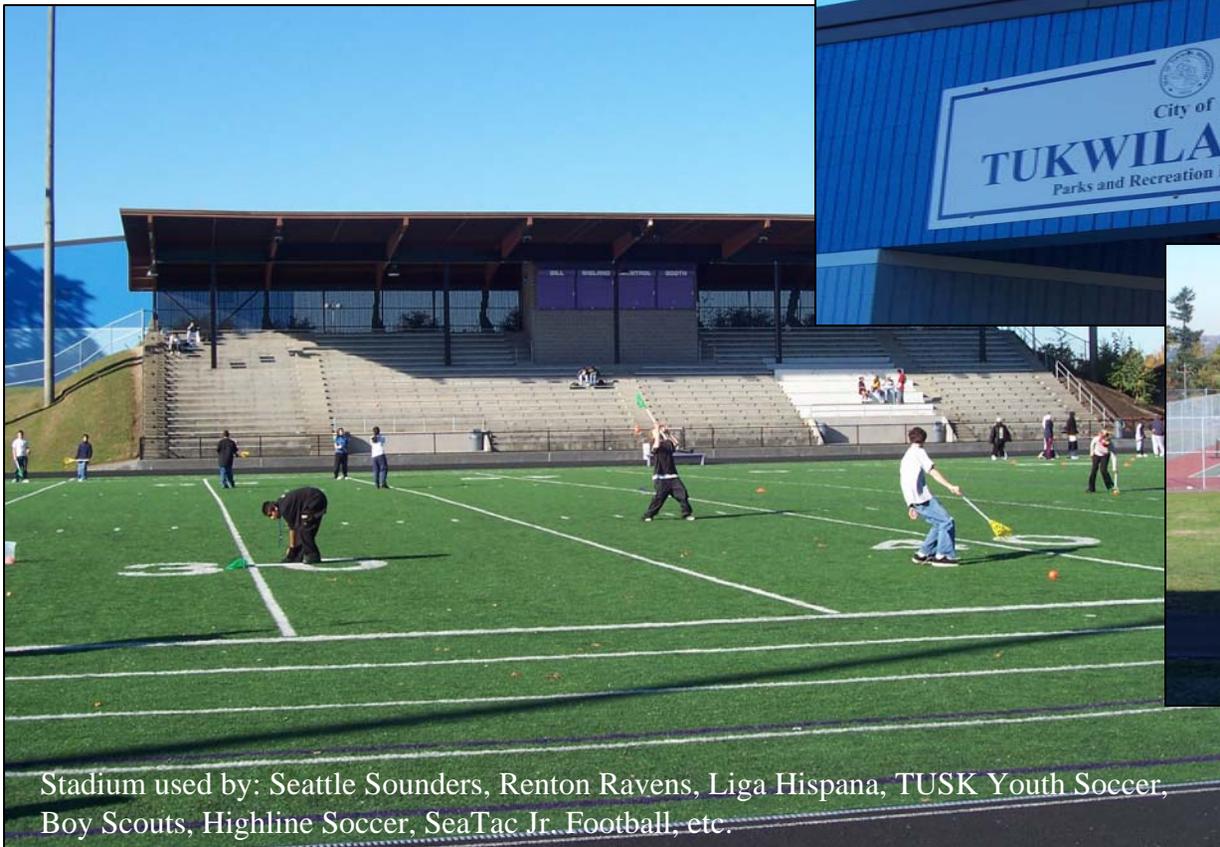
Social Networks & Community Facilities

● Community facilities

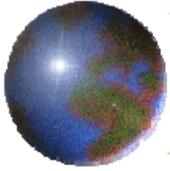
- Foster Library
- Foster Performing Arts Center
- School District [high school, middle school]
- Police Neighborhood Resource Center
- Medical Center
- Tukwila Pool
- Cascade View Community Park
- Southgate Park
- Riverton Park



Community Facilities



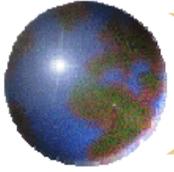
Stadium used by: Seattle Sounders, Renton Ravens, Liga Hispana, TUSK Youth Soccer, Boy Scouts, Highline Soccer, SeaTac Jr. Football, etc.



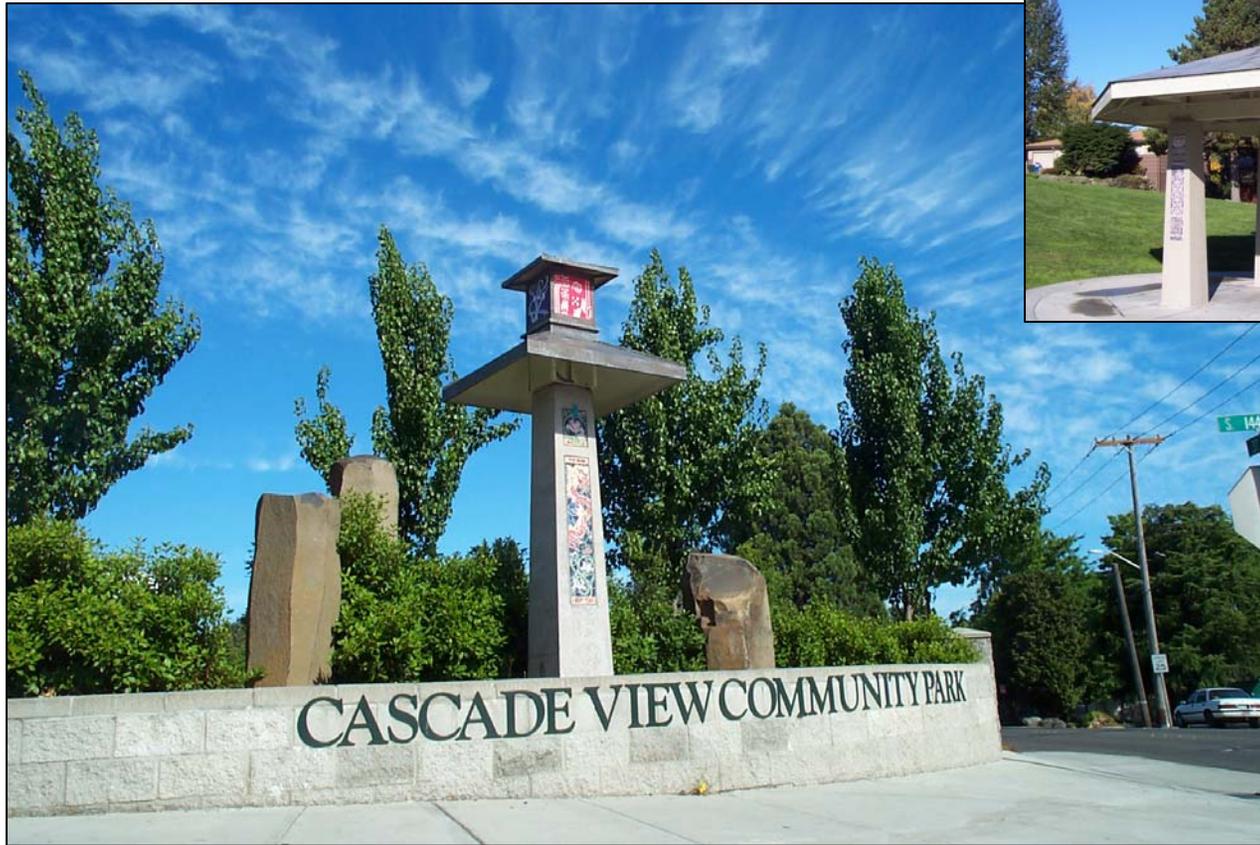
Community Facilities

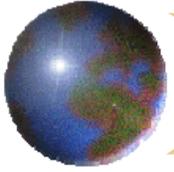


↑
**40 non-
school
events in
2006!**



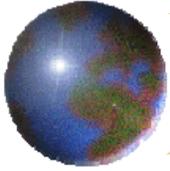
Community Facilities





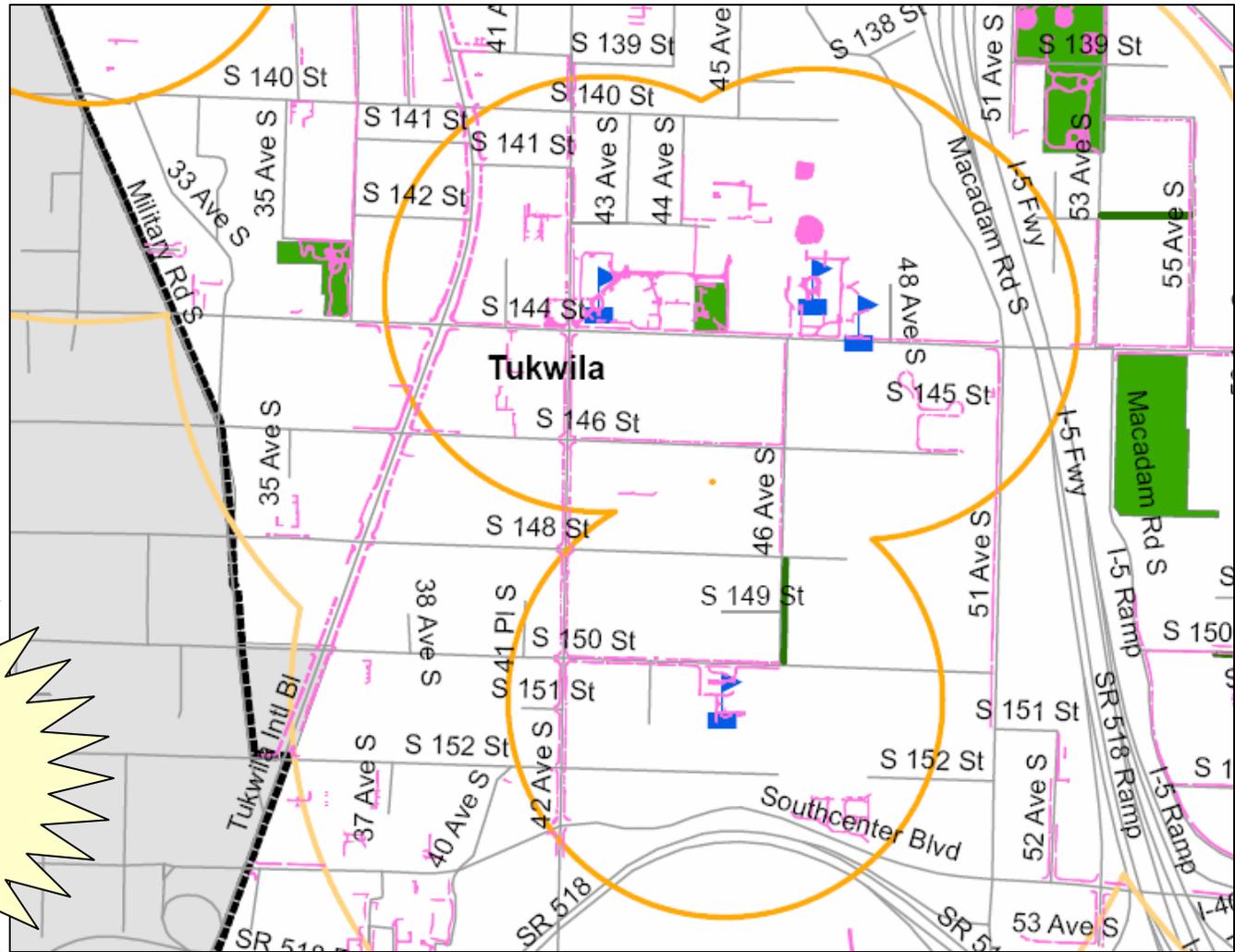
Community Facilities

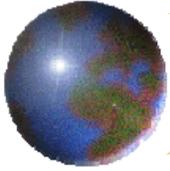




Sidewalks

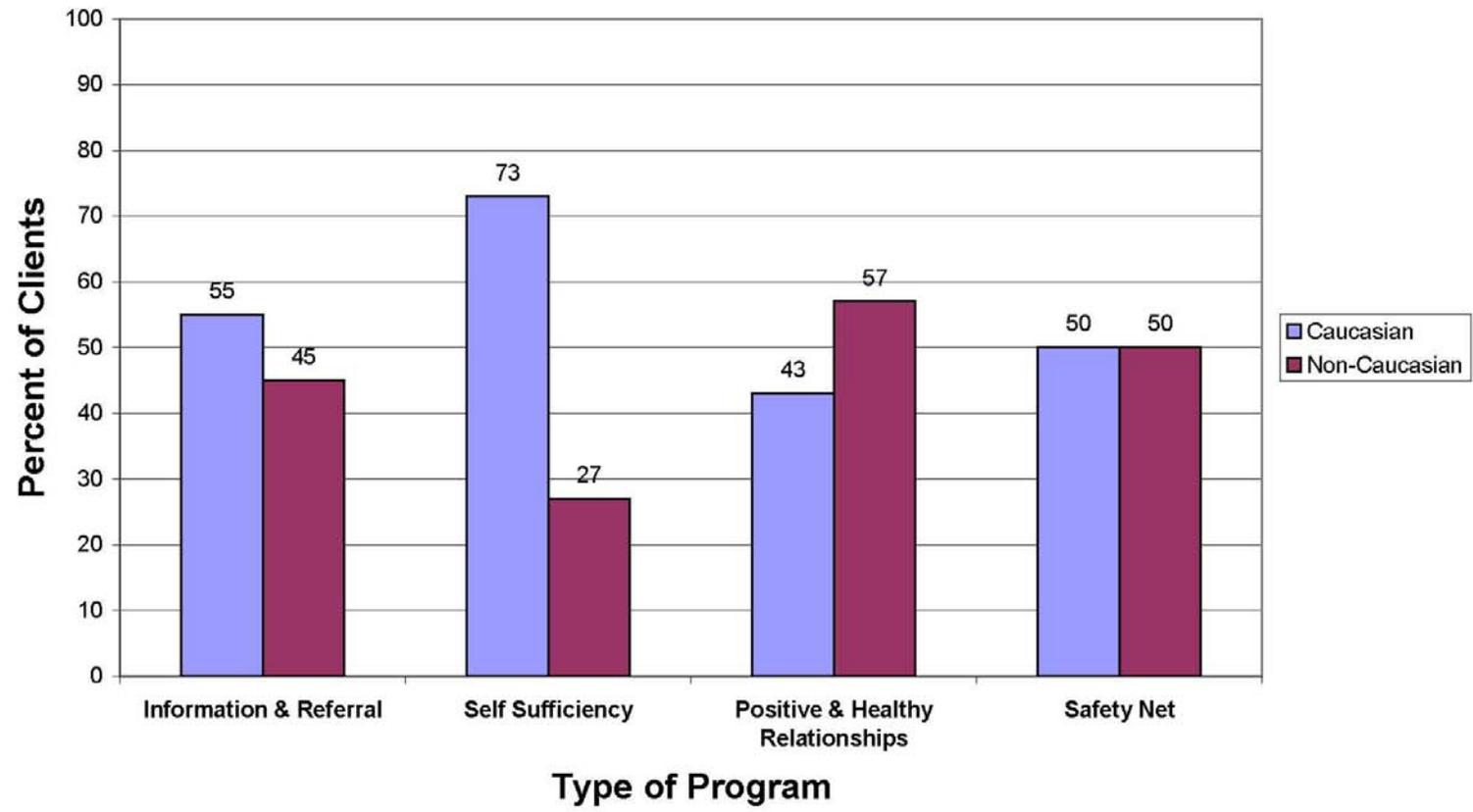
Walk & Roll Fair
12/6/06
6:30 – 8:00 pm
Showalter

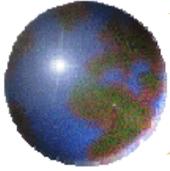




Human Services

Calls for Service
2005 All Tukwila Supported Service Providers



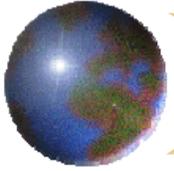


Human Services

Use of Selected Types of Assistance in TIB Corridor		
	Amount	% of Citywide
Population (1)	7,626	44%
Rental Assistance	\$5,100	30%
Voucher Assistance	\$875	25%
ReWA Clients	N/A	100%

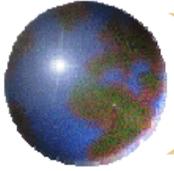
(1) Population estimate based on 2000 Census data for 5 Census Block Groups whose geographic boundaries are not exactly the same as the TIB Corridor.

(2) In 2005, the Fire Department had 1,183 calls in the general area of the TIB Corridor. The type and amount of calls were typical for a residential area.



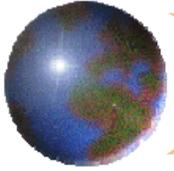
Human Services

- Transitional housing in TIBC
 - 1 unit with 6 beds
- Market rate housing at “affordable” rents demolished for redevelopment:
 - Newporter Motel: 18 units
 - South City Motel: 32 units
 - Yoshikawa Apartment: 5 units



Next steps

- Ongoing policy and budget decisions
- Tukwila Village
 - Metrovation recommendations 2/07
 - Commercial & residential demand analysis 2/07
- Specific TIB focused solution meetings to be determined



Tukwila International Boulevard “Snapshot”



**Thanks
for
coming!**



Remember to sign up for the mailing list!