



Burien
WASHINGTON

PLANNING COMMISSION AGENDA
April 9, 2014, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

**This meeting can be watched live on Burien Cable Channel 21 or
streaming live and archived video on www.burienmedia.org**

1. ROLL CALL

**2. AGENDA
CONFIRMATION**

**3. APPROVAL OF
MINUTES** March 26, 2014

**4. PUBLIC
COMMENT** Public comment will be accepted on topics not scheduled for a public hearing.

5. OLD BUSINESS a. 2014 Comprehensive Plan – Discussion regarding proposed Housing Element text changes.

6. NEW BUSINESS None

**7. PLANNING
COMMISSION
COMMUNICATIONS**

8. DIRECTOR’S REPORT

9. ADJOURNMENT

**Future Agendas
(Tentative)** April 23, 2014
• 2014 Comprehensive Plan – Housing Element– Discussion regarding proposed Housing Element text changes.

May 14, 2014
• To Be Determined

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Joey Martinez (Vice Chair)

Butch Henderson

Greg Duff
Brooks Stanfield

City of Burien

BURIEN PLANNING COMMISSION
March 26, 2014
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the March 26, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Ray Helms, Butch Henderson, Brooks Stanfield

Absent: Joey Martinez, and one position vacant

Administrative staff present: David Johanson, senior planner; Chip Davis, Community Development director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Henderson, to approve the agenda for the March 26, 2014, meeting. Motion passed 5-0.

PUBLIC COMMENT

Marty Kooistra, 1284 SW 164th St., representing the Housing Development Consortium, said he had submitted a letter to staff with detailed suggestions for changes to the Comprehensive Plan's Housing Element.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the March 12, 2014, meeting.

OLD BUSINESS

None.

NEW BUSINESS

2014 Comprehensive Plan – Discussion regarding proposed Housing Element text changes

David Johanson distributed to the commissioners correspondence relating to the Housing Element that was received by staff earlier in the day – one letter from the Housing Development Consortium and one letter from the YWCA.

He clarified a mistake made in the matrix that was distributed in the meeting packet, specifically Policy HS 1.3, and asked the commissioners to disregard the column “Current Goal/Policy Language” for that one and look only at the “Proposed Goal/Policy Language” for that policy to see what the policy currently is and what changes are being proposed.

Mr. Johanson then reviewed each of the policies on the matrix. Responding to a question from Commissioner Stanfield, Mr. Johanson allowed that he may have begun using the term “neighborhood node” in place of the term “commercial node,” to describe the same concept. He said he would check his terminology for consistency.

Commissioner Helms voiced his concern with the word “subsidy” in the proposed introduction language regarding affordable housing, saying it sounded to him like it is encouraging developers to ask the City for subsidies. Mr. Johanson explained that housing money is available from a number of sources including the federal government and private agencies. The City of Burien, however, does not have a housing program.

Jennifer Gilles, 13721 12th Ave. SW, Apt. 411, said if Burien wants stable citizens, what really is needed is resources for teenagers, such as a teen health clinic, teen community center, and teen mental health support. She spoke about a “town center” concept and cited St. John’s Town Center in Jacksonville, Florida, as an example.

Mr. Johanson noted that the Countywide Planning Policies set targets for affordable housing. Based on the HUD income levels and the American Community Survey (a US Census product), 60 percent of Burien’s current housing stock is affordable. There was a question of how the affordable target percentages are determined. Mr. Johanson said he would respond at the next meeting.

Chair Clingan asked if there is a possibility of including the term “designated neighborhood nodes” or “commercial nodes” as has been done in the past. Mr. Johanson said it might be appropriate to include as another lettered bullet point.

Commissioner Helms asked if there is a definition of “neighborhood compatibility” in the Comprehensive Plan. Mr. Johanson replied that with regard to accessory dwelling units (ADU), the intent is that the ADU blends in with the existing housing and is not obvious.

Mr. Johanson noted the proposed new language that would prohibit changes in land use designation that result in decreased residential housing capacity without simultaneously approving another land use designation change to another location that replaces the lost capacity or even increases housing capacity.

He said another proposed new policy would encourage periodic evaluations of the performance of multifamily zoning designations and any necessary adjustments to development standards to increase efficient use of land.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Duff said in light of what he has been reading about residential break-ins in Burien recently he would like to encourage residents to form Block Watches in their neighborhoods.

DIRECTOR’S REPORT

Chip Davis reminded the commissioners who have applied for reappointment that the interviews are Monday, March 31st, in the Miller Creek Conference Room in City Hall.

ADJOURNMENT

Direction/Action

Commissioner Duff moved for adjournment; seconded by Commissioner Henderson. Motion carried 5-0.
The meeting was adjourned at 8:02 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

DRAFT

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: April 2, 2014
TO: Burien Planning Commission
FROM: David Johanson, AICP, Senior Planner
SUBJECT: Comprehensive Plan Text Amendments: Housing Element Amendments

PURPOSE

The purpose of this agenda item is to continue Planning Commission deliberations regarding Comprehensive Plan text updates to the Housing Element. The meeting will continue the discussions regarding staff recommendations for text updates to the Housing Element.

BACKGROUND

The Planning Commission received a presentation on March 12th and was followed with a discussion and review of proposed text amendments on March 26th. In addition, the Commission has received written and verbal comments from housing organizations as well as some individuals. Attached you will find the written correspondence that was submitted at your March 26th meeting (Attachments 2 & 3).

The proposed text amendments have been modified based on discussions at the March 26th meeting and are attached (see Attachment 1). The underlined text in the far right column is the new comments that have been added to the matrix since the last meeting.

ACTION

No formal action is requested at this time. Staff is requesting that the Planning Commission review and discuss the proposed changes to the Comprehensive Plan text. If there is consensus on the proposed changes, we will continue on with the next element. The proposed text amendments will be combined with other changes and a public hearing will be held on multiple amendment packages. Formal action (recommendations to the City Council) on the complete set of text and/or other changes will occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission in late October.

Attachments:

- 1 - Comprehensive Plan-DRAFT Housing Element goals and policies table dated April 9, 2014.
- 2 - Letter from the Housing Development Consortium dated March 26, 2014.
- 3 - Letter from the YWCA dated March 26, 2014.

COMPREHENSIVE PLAN
DRAFT
HOUSING ELEMENT GOALS AND POLICIES
 April 9, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Goal HS.1	<i>Encourage the provision of a variety of attractive, well-designed housing types and densities that reinforce and retain the character of the neighborhoods and meet the needs of existing and future City residents, while recognizing the need for a range of affordable housing.</i>		
Pol. HS 1.2	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	<i>The policy is not needed because the land use designation criteria in the land use element set forth where and what type of developments are encouraged. Interestingly, the policy does not mention apartments or condominiums.</i> <u>Policy does not encourage appropriate densities to ensure maximum use of residential land which is important when working toward providing sufficient housing supply.</u>
Pol. HS 1.3	The City should encourage multi-family residential uses in appropriate commercial land use districts, subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by providing “eyes on the street” at all times of the day. Allowing some of the new	The City should encourage multi-family residential uses <u>near and within designated neighborhood nodes and within its urban center in appropriate commercial land use districts</u> , subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas <u>nodes</u> close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by	<i>The changes reinforce the neighborhood node concept found in the land use element.</i> <u>“Commercial nodes” is the correct terminology.</u>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	residential growth to locate in commercial areas will also help to protect the character of existing single family neighborhoods.	providing “eyes on the street” at all times of the day. Allowing some of the new residential growth to locate in commercial areas <u>nodes</u> will also help to protect the character of existing single family neighborhoods.	
Pol. HS 1.4	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p> <p><u>Existing Goals and Policies</u></p> <p>Pol. LU 1.5 Expand Burien’s economic base by attracting the types of economic activities that best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by incompatible non-residential uses.</p> <p><i>Goal NO.1</i> <i>Prevent community and environmental degradation by limiting noise levels, and to safeguard the health and safety of the residents of the City by ensuring that the City’s physical and human environments are protected and enhanced as progress and change occurs within and outside of its municipal boundaries.(2-32)</i></p> <p>Pol. NO 1.1 Discourage the introduction of noise levels which are incompatible with current or planned land uses.</p> <p>Pol. NO 1.2 Encourage the reduction of incompatible noise levels.</p> <p>Pol. NO 1.3 Discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.</p> <p><i>Goal NP.1</i> <i>Continue to provide the residents of the City with stable and quiet residential neighborhoods by maintaining an adequate residential tax base and assuring that:</i></p> <ul style="list-style-type: none"> <i>Residential neighborhoods are protected from undue adverse impacts associated with incompatible land uses or transportation facilities, including, but not limited to, noise, air and water pollution, glare, excessive traffic and inadequate on-street parking;</i> 	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p>	<p><i>We have other goals, policies, regulations and reviews that accomplish this policy (see current goal/policy language column).</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<ul style="list-style-type: none"> • <i>Residential neighborhoods are identified and protected from detrimental exterior noise levels;</i> • <i>Residential streets are protected from heavy commercial traffic that inhibits the free flow of traffic or that exceeds prescribed weight limits. (pg2-41, 42)</i> <p>Pol. NP 1.1 The City’s residential neighborhoods are those defined on the comprehensive plan map as single family or multifamily areas. These areas are worthy of protection from inappropriate commercial development and other incompatible land uses and activities that are considered inconsistent with their residential character.</p> <p>Pol. NP 1.2 The City shall develop plans, land use regulations and review procedures to preserve and protect its designated residential communities from inconsistent and incompatible land uses which threaten to undermine their stability and residential character.</p>		
Pol. HS 1.5	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p> <p><u>From Historic Preservation Section (page 2-33)</u> <i>Goal HT.1</i> <i>Ensure that historic resources are identified, protected from undue adverse impacts associated with incompatible land uses or transportation facilities.</i></p> <p>Pol. HT 1.1 Protect local historic resources through designation and incentives for the preservation of such resources.</p> <p>Pol. HT 1.4 The City will take all reasonable actions within its means to preserve and protect locally significant historic resources from incompatible land uses.</p>	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p>	<p><i>This is covered in the historic preservation element, and is not necessary in this element.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.6	Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.		<i>We still need to complete design guidelines for multi-family development. Note: Policy VQ 1.2 and NQ 1.8 have similar language.(see below)</i>
Pol. HS 1.7	<p>The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.</p> <p>Existing Goals and Policies</p> <p>Pol. UT 1.3 Development shall be allowed only when and where all essential utility services are adequate in accord with their level of service guidelines, and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. Alternative means of providing essential utility services shall be allowed only when consistent with the policies of this element.(page 2-82)</p> <p>Pol. UT 1.5 If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.</p> <p>Pol. TR 1.3.1 The City shall maintain and monitor transportation Level of Service (LOS) standards for Burien roadways, encompassing all modes of travel.</p> <p>Objective TR 1.4 Assure that transportation improvements are concurrent with development to maintain the City’s LOS standards (i.e. concurrency).</p> <p>Pol. TR 1.4.3 If transportation improvements needed to maintain adopted LOS standards are not able to be funded:</p> <ul style="list-style-type: none"> ▪ Phase development consistent with the land use plan until such time that adequate resources can be identified to provide adequate transportation improvements; or 	<p>The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.</p>	<i>The policy concept is also found in other elements.</i>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<ul style="list-style-type: none"> ▪ Reassess the City’s land use plan to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation LOS standards; or ▪ Reassess the City’s adopted LOS standards to reflect service levels that can be maintained given known financial resources. 		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Affordable Housing			
New introduction		<p><u>There is an important distinction between “affordable housing” and “market rate housing”. The term “affordable housing” could apply to many different household income levels and will vary depending on the total household income. “Market rate housing” may be a better term to use when describing housing costs for average incomes however, it is important that housing be available to all income levels and preferably near employment opportunities. Low income housing is particularly challenging to provide and is not often created by developers without some sort of subsidy. Under the guidelines used by the federal Department of Housing and Urban Development, housing is considered affordable if monthly housing costs are no greater than 30% of a household’s monthly income. The Countywide Planning Policies categorize affordability levels and establishes affordability targets as follows:</u></p> <p style="text-align: center;"><u>Moderate - 16% of target (50-80% of Average Median Income)</u> <u>Low income - 12% of target (30-50% of Average Median Income)</u> <u>Very low income - 12% of target (0-30% of Average Median Income)</u></p>	<p><u>The following optional language is proposed.</u></p> <p>“Low income housing is particularly challenging to provide and is not often created by developers without some sort of subsidy financial assistance.”</p> <p><u>Per the CPP’s the targets are oriented toward future growth and capacity. The percentages are linked to the housing targets (5,150 units). Please note the county is currently reviewing the percentages, and could result in different target percentages (see below).</u></p> <p><u>Low – 22% of target (< 50% of AMI)</u> <u>Moderate – 16% of target (50-80% of AMI)</u></p>
Pol. HS 1.8	<p>The City’s affordable housing strategy shall place a high priority on conserving and improving the City’s existing housing stock. The City should accomplish this through code enforcement, appropriate zoning, and participation in housing rehabilitation programs.</p> <p>Discussion: The comprehensive plan recognizes the existing housing stock as the most affordable form of housing within the community. Burien’s existing housing stock is some of the most affordable in the Greater Seattle region, and its preservation is an appropriate mechanism for pursuing affordable housing choices for residents. This policy is particularly important because certain residential areas could transition to other uses due to airport noise, disinvestment, or other impacts.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.10	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods; b. allowing limited amounts of multiple family developments in appropriate but limited areas, near downtown and in close proximity to services and facilities; and c. allowing accessory apartments in single family neighborhoods. 	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods, b. <u>facilitating the construction of</u> allowing limited amounts of multiple family developments in appropriate but limited areas, <u>and</u> near downtown and in close proximity to services and facilities; and c. allowing accessory apartments <u>dwelling units</u> in single family neighborhoods. d. <u>encouraging and allowing mixed use developments within identified commercial nodes.</u> 	<p><i>The proposed changes reinforce the City’s plan to encourage development in our downtown/urban center.</i></p> <p><u>New section d. added to focus development where is desired, it also supports the node concept in other elements of the plan thereby promoting walkable compact neighborhoods that are connected to transit.</u></p>
Pol. HS 1.11	<p>The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:</p> <ul style="list-style-type: none"> a. regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility; b. owner-occupation shall be a requirement of either the primary or accessory unit, and the City should determine and implement a means of enforcing this criteria; c. On large lots accessory units may be either attached or detached from the primary unit; d. a limitation shall be placed on the size of the accessory unit relative to the primary unit; and e. regulatory guidelines for accessory units shall include a provision for off-street parking. <p>Discussion: One option for achieving affordable housing in existing</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>neighborhoods is to more efficiently use the existing housing stock. Accessory units can help meet the need for housing by opening up surplus space in single family homes through the conversion of a garage, basement, attic or extra bedroom.</p> <p>Income from these units can help first time home buyers purchase a home, allow seniors to remain in their homes after their children have grown, assist single parents in their living arrangements such as for child care, and provide an option for elderly with some need for assistance such as property maintenance or everyday errands. This income can also help preserve the City’s existing housing by supplementing residents’ maintenance costs and thereby extending the life of a dwelling.</p>		
Pol. HS 1.12	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year’s notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port’s Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed <u>or redeveloped</u>, in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year’s notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port’s Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p><i>There are currently three mobile home sites located along the Ambaum Boulevard SW corridor in the northwest corner of the City.</i></p> <p><i>This language may have originally been in place to accommodate a sizable mobile home park that has since been bought by the Port and the units were removed. The City is not aware of other parks were this would apply.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.13	The City should encourage the development of affordable housing through incentives such as density bonuses.		
Pol. HS 1.14	The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.		
Pol. HS 1.15	The City should compile and make available housing and housing agency services information to assist both low and moderate income families in finding adequate housing and to assist non-profit developers in locating suitable sites for affordable housing.	The City should compile and make available housing and housing agency services information to assist both low and moderate income families in finding adequate housing and to assist non-profit developers in locating <u>suitable sites, planning and applying for county, state and federal funding</u> suitable sites for affordable housing.	<u>Amendments based on correspondence from the Housing Development Consortium.</u> <u>The question of adequate resources to provide assistance needs to be discussed.</u>
Pol. HS 1.16	The City should evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which unnecessarily add to housing costs.	The City should <u>periodically</u> evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which <u>that</u> unnecessarily add to housing costs.	<i>Descriptive and grammatical changes only.</i>
Pol. HS 1.17	The City should encourage local participation in state programs that facilitate home ownership by low and moderate income families, such as the Housing Assistance Program and the State Housing Finance Commission's homeownership loan program.	The City should <u>advocate for additional funding at Federal and State levels to expand programs</u> encourage local participation in state programs that facilitate home ownership by low and moderate income families, <u>and provide assistance for rehabilitation, energy efficiency and weatherization.</u> such as the Housing Assistance Program and the State Housing Finance Commission's homeownership loan program.	<u>Changes made based on suggestions from the Housing Development Consortium letter dated March 26, 2014.</u> <u>Related to HS 3.4.</u>
Pol. HS 1.18	The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.		
Pol. HS 1.19	The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.		
Pol. HS 1.20	The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability. <i>Discussion:</i> Since Burien's incorporation in 1993, a low percentage of new housing has been introduced to the community relative to the total housing stock. Encouraging quality new affordable housing development		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>in Burien is an important step towards providing housing for all residents and reaching Burien’s housing target set for the year 2022 by the King County Growth Management Planning Council (GMPC). A pilot program could test new or more flexible regulations and processes that are not currently allowed under existing land use regulations in efforts to:</p> <ul style="list-style-type: none"> • Encourage housing production, particularly types of housing that are not readily available in Burien, or are not currently being produced, but that are in demand regionally. • Stimulate innovative housing design that is consistent with the housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood. • Encourage the development of housing that will serve as a catalyst to stimulate housing production and/or improvement, particularly in neighborhoods where new or rehabilitated residential development has been limited. • Serve as a model for other neighborhoods, demonstrating housing solutions that could have broader application in other neighborhoods. • Increase the diversity of housing types and levels of affordability to meet the varied needs and goals of a neighborhood. <p>Demonstration projects, which could include cottage housing or other clustered small-lot planning concepts, should be evaluated against program goals to determine whether amendments to the City’s Land Use Code are appropriate to allow these housing types generally.</p>		
Goal HS.2	<i>Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.</i>		
Pol. HS 2.1	Burien’s plans and regulations should facilitate home ownership and rental opportunities for all economic segments of the community.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 2.2	<p>The City's existing housing stock should be conserved through:</p> <ul style="list-style-type: none"> a. Code enforcement; b. Appropriate zoning; c. Supporting the maintenance, soundproofing, weatherization, rehabilitation, and long-term preservation of existing housing, especially for low and moderate-income citizens; d. Discouraging conversion to inappropriate nonresidential uses. 		
Pol. HS 2.3	<p>Development standards and regulations for single family areas should avoid unnecessary barriers to the renovation and improvement of homes in established neighborhoods built to past standards.</p>		
Pol. HS 2.4	<p>The City should give special attention to improving the quality of low-income neighborhoods and seek to implement programs which encourage rehabilitation of deteriorating structures and facilities in such neighborhoods.</p>		
Pol. HS 2.5 NEW		<p><u>Prohibit land use designation changes that result in diminished residential housing capacity without simultaneously approving another land use designation change that either maintains capacity or results in an increase in housing capacity.</u> (NEW)</p>	<p><i>The proposed language is consistent with the capacity tables in the land use element Policy LU 2.1 but provides further detail on how the City should consider land use designation changes that affect housing capacity.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
<p><u>Pol. HS 2.6</u> NEW</p>		<p><u>Periodically evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.</u> (NEW)</p>	<p><i>The City only has a limited supply of residential land. Much of the policies are designed to protect well-established single-family residential neighborhoods from encroachment of multi-family or commercial uses. By increasing land use efficiency in multifamily zones it may stave off the need to up zone single-family neighborhoods. Examples may include not allowing townhomes in R-24 or higher zones and/or adjust parking ratios to be based on unit type (studio, one bedroom, two bedrooms ect.)</i></p> <p><u>Should this also include single family zones? It could be added to the policy.</u></p>
<p>Goal HS.3</p>	<p><i>Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.</i></p>		
<p>Pol. HS 3.1</p>	<p>Equal access to housing should be ensured for all people, without regard to special need, race, color, national origin, religion, sex, family status, or disability.</p>		
<p>Pol. HS 3.2</p>	<p>The City should implement non-discriminatory zoning regulations for group homes that is consistent with the Federal Fair Housing Act, enabling different classes of group homes to be permitted in appropriate residential neighborhoods.</p>		
<p>Pol. HS 3.3</p>	<p>The City should encourage the dispersal of special needs <u>and senior</u> housing throughout the City. However, special needs <u>and senior</u> housing must still meet the development requirements of the underlying zone. Some clustering of special needs <u>and senior</u> housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.</p> <p>Discussion: Special needs housing serves persons with disabilities or other circumstances that face difficulty living independently and who require supportive services on a transitional or long-term basis.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 3.4	<p>In coordination with other local and regional agencies, the City should support and plan for assisted housing opportunities using available federal, state, and county resources.</p> <p>Discussion: Because of the need for deep subsidies, assisted housing must be addressed in conjunction with regional, state and federal resources. The City recognizes the role which other levels of government play in assisted housing, and supports such efforts.</p>		
Pol. VQ 1.2	<p>The City should establish a design review process for multifamily dwellings in order to ensure visual compatibility with nearby single family neighborhoods.</p>		<p><i>Community Character Element (page 2-38) contains related policies. These two policies relate to housing and are being included here for comparison purposes. Note: HS 1.6(above) has similar policy objectives.</i></p>
Pol. NQ 1.8	<p>Multifamily housing shall be designed to high quality standards so that it contributes to the neighborhood character and is compatible with adjacent single family developments through:</p> <ul style="list-style-type: none"> a. Site planning focused on neighborhood design integration; b. Building design architecturally linked with the surrounding neighborhood and style; c. Streetscapes with trees and landscaping that encourage pedestrian use and safe transition to private spaces, and that reduces the visual effects of large paved areas; d. On-site recreational space and facilities; and e. Creative project design that provides a diversity of housing types within adopted design criteria, standards and guidelines. 		<p><i>See comment immediately above.</i></p>



**HOUSING
DEVELOPMENT**
consortium

March 26, 2014

Burien Planning Commission
Burien City Hall
400 SW 152nd Street, Suite 300
Burien, Washington 98166

RE: Comprehensive Plan Housing Element Update

Dear Commission Members,

On behalf of the Housing Development Consortium of King County (HDC), thank you for this opportunity to comment on your Comprehensive Plan update.

HDC is a nonprofit membership organization which represents more than 100 private businesses, nonprofit organizations, and public partners who are working to develop affordable housing in King County. HDC's members are dedicated to the vision that all people should be able to live in a safe, healthy, and affordable home in a community of opportunity. In other words, we believe all people, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle.

We very much appreciate Burien's work toward achieving this vision, through the City's use of planning and code flexibility tools that allow innovative designs like accessory dwelling units. These tools leverage the power of the private market to create equitable, inclusive communities. This comprehensive plan update provides you an ideal opportunity to explore what other strategies are necessary to create a diverse, inclusive, and affordable community for all of Burien's residents. To that end, we would like to provide the following comments to help guide your work over the next many months on the issues of: preservation, code flexibility, partnerships, and deeper affordability.

HDC's Affordable Housing Members:
Low-income Housing Organizations
Community Development Corporations
Special Needs Housing Organizations
Public Housing Authorities
Community Action Agencies
Workforce Housing Organizations
Public Development Authorities
Government Agencies and Commissions
Architects and Designers
Development Specialists
Certified Public Accountants
Regional Funders and Lenders
National Funders and Lenders
Community Investment Specialists
Property Managers
Law Firms
Contractors

Affording Opportunity

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❖ Preservation: Healthy Housing & Long-Term Affordability

We greatly appreciate Burien's commitment to "conserving and improving the City's existing housing stock" through "code enforcement, appropriate zoning, and participation in housing rehabilitation programs," as discussed in Policies (Pols). HS 1.8 and HS 2.2. We also applaud the City's goal of, "improving the quality of low-income neighborhoods," through Policy (Pol) HS 2.4. Given limited public dollars for the construction of new affordable housing, it is critical Burien maintains the affordability of existing homes. Preserving the quality and affordability of existing homes is one of the best ways to ensure Burien is an affordable community to households across the income spectrum.

Housing rehabilitation supports vibrant neighborhoods and healthy living situations, making it easier for Burien and its residents to thrive. According to the 2003 Burien Comprehensive Plan, 75% of Burien's housing was built between 1939 and 1980. Although this does not necessarily indicate the health of Burien's rental and ownership units, housing quality is often closely tied to the age of the housing stock. And, if owners lack the funding necessary to maintain their homes, residents' health may be severely impacted by housing health and safety hazards. These include mold, pests, injury hazards, and poor indoor air quality. In order to address these issues, **we ask that the City commit to implementing a wide range of policies and programs that promote a healthy housing stock.**

In addition to ongoing code enforcement, you can promote additional funding for rehabilitation, energy efficiency, and weatherization by supporting legislation at the state and federal level that expands these programs. During times of limited funding, preservation activities and initiatives funded through state and national programs will allow Burien to promote the health and dignity of its residents without significant commitment of local public funds or resources.

As Burien continues to attract new residents, market rate housing may become less affordable. Policies that specifically focus on "affordable housing" will become even more necessary as Burien grows. Federal definitions of "affordable housing" are grounded in the principle that families cannot afford to pay more than 30% of their income in housing costs. A precise level of affordability varies depending on a family's income. Often times, to reach families earning less than 80% of Area Median Income (AMI), subsidies or development incentives are needed. We appreciate Burien's efforts to "ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time," through Pol. HS 1.18

❖ Code Flexibility: Creating Communities of Opportunity

If low and moderate-income residents can afford to live in communities of opportunity—rich with jobs, transit, and other services—they won't be forced to stretch their budgets so far. These communities, or "neighborhood nodes" as you call them in Pol. HS 1.3, are often home to mixed-use and multi-family developments that could promote dense, affordable living. However, without specific development incentives, it will be hard for many of Burien's working families to afford these neighborhoods. **We therefore ask that Burien incorporate a new policy into its Housing Element that promotes affordable housing targeted to people at 80% AMI and below in "neighborhood nodes." Burien should encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment,**

and/or educational opportunities. This policy could be implemented through development incentives like reduced parking standards, fee waivers, and density bonuses.

We appreciate the steps the City has already taken to stimulate affordable housing production through Pols. HS 1.13 and 1.16. These policies state: “The City should encourage the development of affordable housing through incentives such as density bonuses,” and, “The City should evaluate its development standards and regulations for effects on housing costs, and, where appropriate modify development regulations which unnecessarily add to housing costs.”

By implementing impact fee waivers and reduced parking standards for housing development affordable to those making 80% AMI and below, the city can leverage the power of the private market to create affordable housing with very limited public investment.

❖ Partnerships: Supporting Nonprofit Housing Providers

When people are forced to spend too much of their income on housing, they struggle to afford other basics like groceries, gas, and childcare. Unfortunately, 17% of households in Burien are paying more than 50% of their income on housing costs, meeting federal definitions of “extremely cost burdened.” These residents will struggle to meet other basic needs.

Burien has already taken a step toward helping these families in committing to Pol. HS 1.17, supporting participation in state programs that facilitate home ownership by low and moderate income families. We also appreciate Burien’s intent in Pol. HS 3.4 to “support and plan for assisted housing opportunities using available federal, state, and county resources.” But even more proactive coordination and innovation is necessary to meet the needs of Burien’s low and moderate-income residents in this climate of tight funding. The City of Burien cannot do this alone. **We therefore ask that the City strengthen Pol HS 1.15 and its efforts to “assist nonprofit develops in locating suitable sites for affordable housing.” Specifically, we recommend the City support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.**

❖ Deeper Affordability: Serving Burien’s Most Vulnerable Residents

Although we appreciate Burien’s attention to the preservation of its existing affordable housing stock and its use of code flexibility tools, more needs to be done to specifically create homes for the 16% of Burien households making less than 30% AMI. These households are living off of less than \$15,000 per year.

The City has committed in Pol. HS 1.14 to coordinating its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies (CPP). The CPPs state that 12% of our regional housing supply should be affordable to individuals and families earning less than 30% AMI. Unfortunately, the most recent data from the U.S. Department of Housing and Urban Development (HUD) estimates that only 5.4% of Burien’s housing units are affordable to this income bracket, giving rise to the large number of Burien households paying more than they can afford for their housing costs.

One of the best ways to prevent and address homelessness is to ensure that quality, permanently affordable housing is available for these households. But, we do not expect the private sector to

meet the housing needs of Burien's lowest-income residents alone. The CPPs draw attention to this challenge, suggesting that, "Meeting this need will require interjurisdictional cooperation and support from public agencies, including the cities and the county." We applaud Burien for committing to facilitate "home ownership and rental opportunities for all economic segments of the community," through Pol. HS 2.1. **This policy needs to specifically promote housing for the lowest income individuals and families, those earning less than 30% AMI. We ask that the City promote quality housing for this population by strengthening Pol. HS 2.1 with the following implementation strategies:**

- 1. Support legislation and funding at the state and federal level that addresses housing needs, particularly increased resources for the State Housing Trust Fund and funding for rehabilitation, energy-efficiency, and weatherization programs.**
- 2. Collaborate with other South County jurisdictions to assess housing needs, coordinate funding, increase capacity, and find cost-efficiencies.**
- 3. Grant nonprofit affordable housing providers first right of refusal on any sale of surplus public land. Consider discounting the sale of public land for the construction of affordable housing targeted to those earning less than 30% AMI.**
- 4. Invest in capital infrastructure projects that reduce private costs for the construction of affordable housing targeted to those making less than 30% AMI.**

Meeting the needs of Burien's low and moderate-income residents won't happen overnight. **We therefore ask that you measure, monitor, and report progress in addressing affordable housing needs**, consistent with the Countywide Planning Policies and Pol. HS 1.20 which states, "The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien's residents."

We believe it is possible for all working people in Burien to afford housing and still have enough money for the basics like groceries and gas and child care. We just need your help to get there. We encourage you to strengthen your Housing Element by implementing our recommended strategies and using more specific language around affordability.

Thank you for your consideration. We at HDC look forward to working with you as you continue to update your comprehensive plan and would be happy to discuss these comments with you further. We can be reached by phone at (206) 682-9541 or by email at hdc@housingconsortium.org. We hope you will contact us with any questions.

Best,



Marty Kooistra
Executive Director
Burien Resident



Kelly Rider
Policy Director



Kayla Schott-Bresler
Policy Associate

March 26, 2014

TO: Jim Clingan, Chair
Burien Planning Commission

RE: 2014 Burien Comprehensive Plan – Housing Element

Dear Chair Clingan,

On behalf of YWCA Seattle | King | Snohomish, thank you for this opportunity to comment on the 2014 Burien comprehensive plan – housing element. Our YWCA works to eliminate racism and empower women. We serve more than 50,000 people a year with shelter, housing, employment services, child care, youth programs and domestic violence support in King and Snohomish Counties. For over 49 years, our YWCA has operated programs in South King County.

We believe that working together we can create a community where all women and families have a safe and stable place to live. Therefore we support measures that make housing accessible to homeless and low-income women and families, prevent homelessness and promote creation of affordable housing. It should be possible for working people to afford housing and still have enough money for the basics like groceries and gas and child care. Everyone should have the opportunity to live in a safe, healthy, affordable home.

Burien's comprehensive plan update provides you an ideal opportunity to explore what policies are necessary to create a diverse, inclusive, and affordable community for all of Burien's residents.

The current Burien comprehensive plan states that "Many Burien residents spend a substantial amount of their income on housing. In 2000, 1 out of 3 Burien residents (32%) spent more than 35% of their income on housing. This was the same for owners and renters. This is higher than the County average of 25% for owners and 30% of renters."

According to the U. S. Dept. of Housing and Urban Development, households who pay more than 30% of their income for housing are considered cost-burdened, putting them at risk of homelessness.

People become homeless for a variety of reasons, but a primary cause is not being able to find a home you can afford. Despite our best efforts, homelessness persists in Burien and the South King County region as a whole. The 2014 One Night Count identified 369 individuals without shelter in the South King County cities of Auburn, Federal Way, Kent and Renton. The count does not include the many more homeless individuals and families staying in emergency shelters, with friends and family or in other non-permanent housing. Additionally, this number is assumed to be an undercount, because we do not count everywhere, and because many people take great care not to be visible. For example, there is not a count in Burien.

eliminating racism
empowering women

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One of the best ways to prevent and address homelessness is to ensure quality permanently affordable housing is available for Burien's low and moderate-income households.

The Burien comprehensive plan states – “Using gross rent as percent of income, Burien's rental housing stock is less affordable than places such as Bellevue, Mercer Island, Kirkland, Redmond, Issaquah and Bothell. This issue is one of Burien's most significant challenges to improving quality of life in the City.”

And “Burien has a higher percent of families and children in poverty than the county average. Burien has one of the highest rates of poverty in families with children under 5. “

In order to increase the affordable housing options, we ask that the City support non-profit organizations during siting and when applying for county, state, and federal funding. We urge Burien's leaders to support legislation at the state or federal level that addresses housing needs. Our YWCA also encourages the City of Burien to continue to collaborate with other jurisdictions to increase capacity and find cost-efficiencies.

From our many years of serving South King County residents, we know firsthand that transportation can be a huge barrier to accessing housing, jobs and services. Therefore, we urge the City to make sure the comprehensive plan includes provisions so that low-income households are able to access transit opportunities by providing for affordable housing in mixed-use neighborhoods and near transportation and job opportunities.

Thank you for your consideration.



June Loveall, Regional Director
South King County

give help. get help.
ywcaworks.org