Response to Questions
DESC Affordable Housing Demonstration Program application

On November 4, 2019, the Burien City Council adopted Ordinance 718, creating an Affordable Housing Demonstration Program. The program allows up to five demonstration projects, one of which is required to be affordable to households earning up to 30% of area median income. The City Council is responsible for selecting the demonstration projects. The Downtown Emergency Service Center (DESC) has requested to be selected as a demonstration project.

Below is a compilation of questions raised during the process followed by responses. The answers to the questions are a combination of responses from DESC ("the applicant") and City Staff.

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City Council Questions from April 19, 2021 City Council meeting

Review Process Comparison

Staff Information: The following table is intended to answer questions by providing a generalized comparison of the project between a standard land use application process (Type 1 Administrative Design Review) and the Affordable Housing Demonstration Program.

	Without Demonstration Prog - Any Development	**With Demonstration Prog DESC**
Relocation Assistance	Not required by Code	DESC will provide relocation assistance for all existing businesses
Parking	Subject to parking demand study as approved by the City	Subject to parking demand study as approved by the City
Building Height	Six floors with corresponding incentives. Three stories without incentives	Currently proposing six floors
Gross Floor Area	3.5 FAR without incentives 7 FAR with incentives	3.75 FAR proposed
Common/Outdoor Recreation Space	95 units X 85 SF = 8,075 SF	6,000 SF as proposed DESC notes that kitchen and professional support offices (approximately 3,000 s.f.) don't explicitly "count" as recreation space. Activities that will occur in those spaces: group dining, cooking classes, counseling.
Private Recreation Space/ Balconies	Balconies required for some units based on a formula	No balconies proposed
Design Features:	Determined through administrative design review	Determined through administrative design review
Ground Floor Retail	Not required at this location, though it is included as an incentive option for additional floors	Not proposed, but services and amenities proposed at ground floor similar to Merrill (lobby, dining area, community room)
Residential Unit Density	No density limit downtown	Consistent with Code

Next Steps after Council approval	Apply for Administrative Design Review; Includes review of applicable development standards and design of the building	Apply for Administrative Design Review; Includes review of applicable development standards and design of the building Draft MOU for the Housing Program Second public meeting is required

What are the next steps in the Affordable Housing Demonstration Program?

Staff Response: The following is a brief summary of the next steps in the process should DESC be accepted into the Affordable Housing Demonstration Program.

Administrative Design review – As set forth in BMC 19.65.105 applications are processed as a Type 1 land use review. Type 1 land use reviews are a Director Decision. Administrative Design reviews do not include a public notice component.

Second Public meeting – When the application for Administrative Design review is submitted a second public meeting shall be scheduled pursuant to BMC 19.18.040 as set forth in the Affordable Housing Demonstration Program. The BMC states that minimum notice requirement is to property owners and residents within 1,000 feet of the project site.

Memorandum of Understanding/Affordability Agreement – will be drafted and signed by both DESC and the City. The document is recorded as a covenant running with the land. The document would set forth the terms and understanding between the City of Burien (the City) and DESC to participate in the City of Burien's Affordable Housing Demonstration Program.

Given the residents in DESC facilities rarely have vehicles, their proposal through the Affordable Housing Demonstration Program would enable less planned parking spaces (I believe three spaces). AND Given there will be approximately 20 employees to serve the facility, 24/7, how are the employee parking requirements being addressed by DESC. Are the three parking spaces sufficient at any one period of time?

Staff response:

A requirement of the next step in the development process (Administrative Design Review) is to demonstrate sufficient parking will be provided on site. The applicable code section is BMC 19.20, Parking and Circulation. Developments may prepare a parking demand study to match the parking demand specifically to the use of the development.

DESC has stated they have hired a professional parking/traffic engineer that has preliminarily indicated that sufficient parking will be available on-site. DESC has stated that residents do not own cars and employees are provided METRO bus passes and therefore minimal on-site parking is needed. DESC will have between 15-20 staff working at this location splitting into three different shifts and spreading over a 7-day work week. Therefore, not all staff will be on site at the same time. The busiest times would have 6-7 staff on-site. A desired feature of this site is its location to transit such and the transit center, existing bus routes and the forthcoming H-Line.

We have yet to review the parking demand analysis because that is a part of the land use application review and approval process/administrative design review. This question was raised early in the process and in both the pre-application meeting and the request for additional information letter in December of last year.

Will the DESC project be feasible without the demonstration program?

Applicant Response:

Feasibility is highly doubtful without the demonstration program. DESC's architect has recently analyzed the cost impacts of developing a building without the demonstration program, and determined that the allowable structure would not only produce a building less desirable to DESC but also would add $2.5M-$3M to the overall cost.

In particular, DESC would need to re-design almost the entire building which is about an additional $400k. Construction costs could include procuring additional materials for green roof, ERVs would need to be vented horizontally, roof deck on two different levels (2nd and roof), balcony, and retail-ready space which would add construction costs of $2M for these items.

These cost increases would decrease competitiveness for future funding with the WA State Housing Finance Commission. The Commission has placed a high priority on cost containment for publicly funded projects. It is likely DESC Burien would not get funded.

Unlike private developers that has funding for design changes, DESC is a non-profit that relies on public funding to construct supportive housing and this additional cost would be at the expense of more useful features that could better benefit its tenants.

One example of the impacts if DESC did not receive the departures requested through the AHDP, is the result design would remove 28% of supportive service space on the main level in order to meet the City of Burien's incentive requirement for retail space and tenant common space. One mechanism with the Affordable Housing Demonstration Program is that it allows deviation from the BMC code to incentivize developers to construct buildings that better fit their needs and financial resources.

What are the specific, economic and *other* drivers for 95 units instead of a smaller facility?

Staff Response:

The city has been informed that the unit count for this project is based on a number of factors, including the size of the building and efficiencies in operations. These factors coupled with the available funding determined the proposed scale of this project. DESC has facilities with a range of unit counts from low as 40 units up to 190 units. The average unit count is 86 units per development as follows:

Project Name	# of Units	Unit Type	New or Rehabilitated
Union Hotel	52	Studios and one bedrooms	Rehabilitated
Lyon Building	62	Studios and one bedrooms	Rehabilitated
Kerne-Scott Houser	40	Studios	New construction
Morrison Hotel	190	Studios	Rehabilitated
1811 Eastlake	75	Studios	New construction
Evans House	75	Studios	New construction
Rainier House	50	Studios	New construction
Canaday House	83	Studios	New construction
Aurora House	87	Studios	New construction
Cottage Grove	66	Studios	New construction
Interbay Place	97	Studios	New construction
The Estelle	91	Studios	New construction
Clement Place	100	Studios	New construction
Hobson Place, Phases 1 & 2	177	Studios	New construction
Bitter Lake	124	Studios	In development
Burien	95	Studios	In development

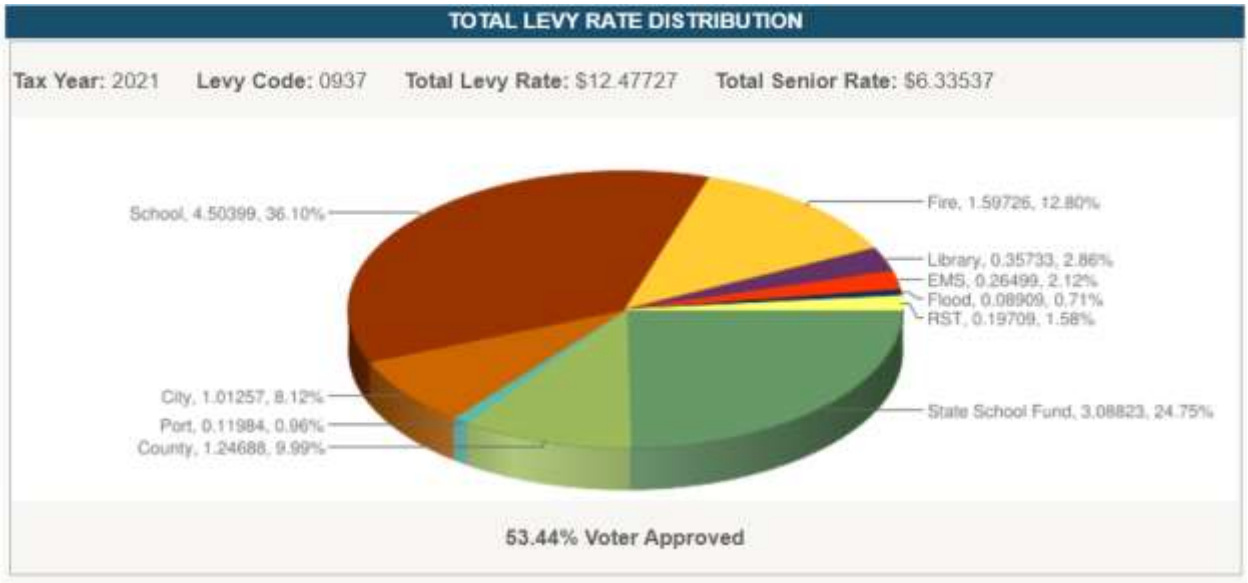
What are the possible impacts on property tax revenue?

Staff Response:

Property tax information as available from the King County Department of Assessments shows that the City of Burien receives slightly more than $1,700 per year in property tax revenue from the property currently (see below). Based on the pie chart below it estimated that approximately $2,700 is allocated to Fire Services and $440 to Emergency Management Services. DESC intends to apply for a property tax exemption, and has stated that many other of their facilities have been granted a tax exemption.

King County Department of Assessments Information:

Valued Year	Tax Year	Appraised Land Value ($)	Appraised Imps Value ($)	Appraised Total ($)	Appraised Imps Increase ($)	Taxable Land Value ($)	Taxable Imps Value ($)	Taxable Total ($)
2020	2021	390,600	1,207,200	1,597,800	0	390,600	1,207,200	1,597,800



2021 Property Tax - 1st Half - $10,484.38
2021 Property Tax - 2nd Half - $10,484.38
Total = $20,968.76

What will be the lost sales tax revenues from the businesses that will be displaced?

Staff Response:

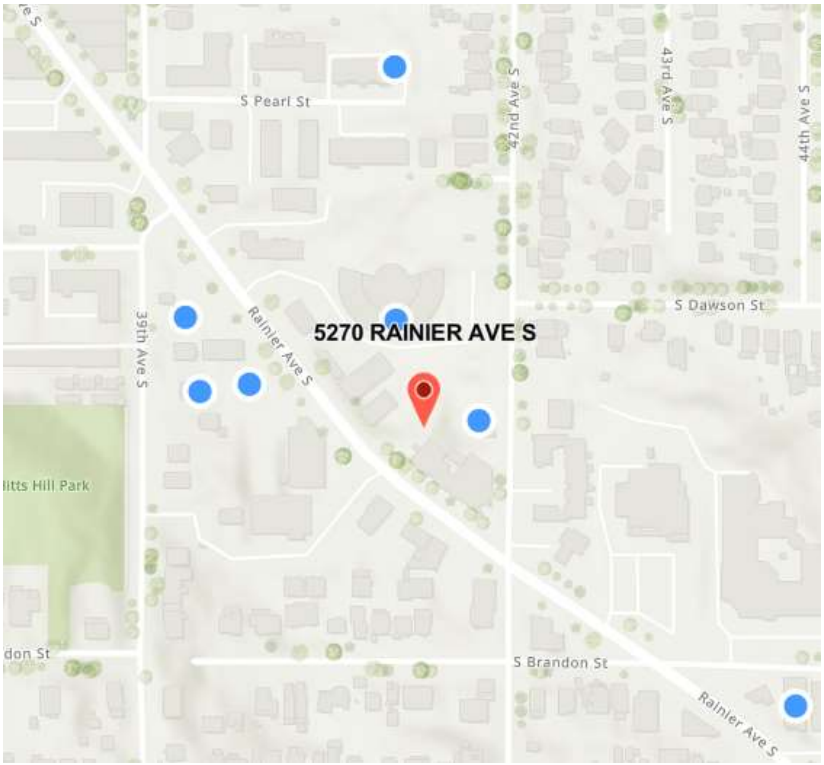
Unfortunately, State Law (RCW 82.32.330) specifically prohibits the City of Burien from sharing information regarding the amount of sales made by a business and the amount of sales tax reported to the City. Through its relocation program, DESC will work with Burien staff to re-locate existing businesses to new locations within Burien with the hope of retaining the businesses and resultant sales taxes. DESC notes that the organization will pay sales tax on the building construction costs and other related costs, and tenants and staff will be spending money in Burien where purchases are subject to sales tax.

Are there any surveys from businesses surrounding the Rainier House project and has there been an impact on future development near that site?

Staff Response:

There are no surveys results from nearby businesses to Rainier House. However, in terms of the facility's effect on nearby development, it appears that numerous high-quality projects are in the permitting pipeline within close proximity Rainier House. The City of Seattle hosts a web app that tracks development. The following is information obtained from that source.

Following is information from the City of Seattle SDCI website showing project undergoing permitting processes in the vicinity of the Rainier House DESC facility. Blue dots represent the location of pending projects:



Example information about each project follows:

5201 RAINIER AVE S



Description
Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Less

5230 39TH AVE S



Description
Establish use as and construct new multifamily structure (west building), and occupy per plan.

5201 42ND AVE S



Description
Land Use Application to allow 3, 5-story apartment buildings (211 units total) with 4 live/work units, restaurant, and retail. Parking for 93 vehicles proposed. Existing building to be demolished. Design Review Early Design Guidance conducted under 3035987-EG.



4419 S BRANDON ST



Description
Land Use application to allow a 5-story, 29-unit apartment building with retail. No parking proposed. Existing building to be demolished. Administrative Design Review conducted under 3034507-EG.

5217 42ND AVE S



Description
Shoring and excavation for future construction of an apartment building with below grade parking, per plan.

What will be the impact of the DESC project on emergency services and police?

Response from the applicant:

DESC has provided information to the City of Burien regarding the number of EMS and police calls that they expect at their buildings. DESC buildings have 6-10 calls to 911 a month. The most common reason is a tenant medical emergency. Aside from coordinating connections to primary care, DESC also works with a consulting nurse to avoid using 911. That said, much like nursing homes and other assisted living programs, many of the tenants have severe medical needs and sometimes require emergency care.

We sometimes experience heightened calls volumes often related to current struggles of an individual tenant. For example, in a comparable building there have been about 14-18 calls/month. This increase is usually tied to specific tenants who call 911 themselves for reasons that are deemed "low acuity" and a misuse of 911. DESC works with the local precinct and care team to identify and plan around reducing these calls. Furthermore, there is copious evidence that the permanent supportive housing and Housing First models that DESC employs in its housing program decreases client reliance on EMS services both during the transition from the unhoused to housed state and also over the duration of time spent in housing.

When looking at the number of emergency calls coming from a program that serves people formerly experiencing chronic homelessness, it is important to note that evidence shows that when people experiencing chronic homelessness are housed, emergency calls decrease for this group of people. So while more calls may be coming from a particular address, a net decrease in police and fire calls overall is a likely outcome.

Response from staff: Staff has sought data to inform this discussion. Following are police and EMS calls between 2019 and 2021. Note that staff did not attempt to interpret this data.

Location	# Units	DCFS (KC Sherriff)* May 2019 - May 2021	Fire January 1, 2019 – May 2021
LARC	160	97	37
Maverick	228	105	3
Merrill Gardens	111 (+15 memory care)	40	37
		Seattle Police* May 2019 - May 2021	**Seattle Fire Department**
Rainier House	50	53	Not able to obtain

**May include calls that were associated with the address, but not the occupants of the building*

What is the anticipated economic breakdown of 0-30% AMI? How many would be "0%"?

Staff Response:

DESC has stated that DESC Burien is intended to serve individuals experiencing long-term homelessness who also have disabilities. This population of people often make 0-15% of Area Median Income. The most common income source is from disability such as SSI. Tenants receive other income from other sources such as the supplemental nutritional assistance program (food stamps). In DESC's most recent lease-up, 25% of new tenants came in with no income. Part of DESC's work is to assist clients in obtaining income they are eligible for.

More About 30% AMI:

It should be noted that the Housing Demonstration Program specifically requires at least one of the projects to serve households at 0-30% AMI. In this region, creating housing affordable to the 30% AMI range almost guarantees the use of the 9% Low-Income Tax Credit. Qualifying for this credit involves a competitive process that favors projects serving people experiencing homelessness. The source of funding is critical to fund the construction costs for the DESC project and other projects seeking to serve this income range.

To illustrate what this means in terms of household income, find the 2021 income guidelines for the Seattle-Bellevue, HUD Metropolitan Area listed below:

Median Family Income = $115,700 for family of 4

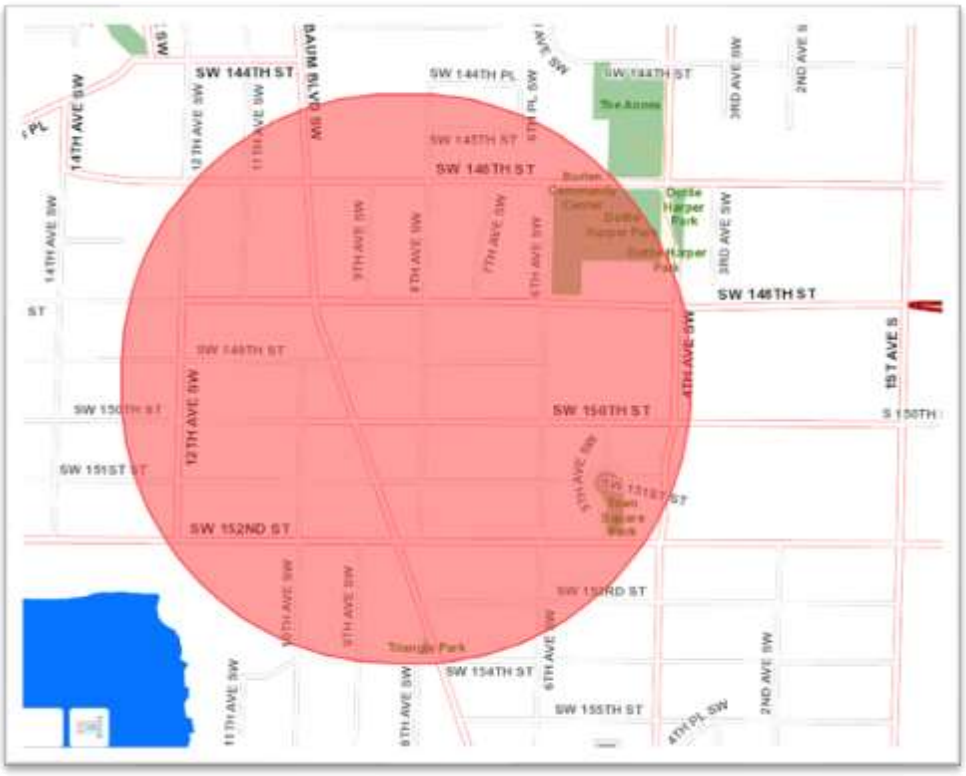
Family Size	30% Median Extremely Low Income	50% Median Very Low Income	80% Median Low Income
1	24,300	40,500	63,350
2	27,800	46,300	72,400
3	31,250	52,100	81,450
4	34,700	57,850	90,500
5	37,500	62,500	97,750
6	40,300	67,150	105,000
7	43,050	71,750	112,250
8	45,850	76,400	119,500

Income is determined by adding all income received by the household for the year, including but not limited to wages, overtime pay; net income from a business; interest and dividends from real or personal property; and unemployment, disability, welfare assistance, subject to various exclusions.

Additional Questions from Councilmember Nancy Tosta on May 6, 2021

Staff Note: Staff has not included some question that may be discussed directly with the applicant (DESC) at the May 17 Council meeting. These additional questions were forwarded to the applicant.

Staff Information: The following map depicts areas located within 1,500 feet from the proposed development



What percentage of Burien's population falls into the 0-30% AMI category?

Staff Response: According to the Housing Action Plan, during the 2012-2016 period 21% of Burien's households earned incomes in the 0-30% AMI category (CHAS 5 year).

While the DESC proposal offers housing, it also seems to me to be as much a health/treatment facility as it is housing.

Staff Response: According to the National Alliance to End Homelessness website, "Permanent supportive housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services."

If such a health facility were to be proposed in our urban core, would there be other conditions that it would be expected to meet and if so, what are they?

Staff Response: BMC 19.15.025, Downtown Commercial zone use zone chart, does not contain special regulations or unique development standards for health care facilities that are different from a dwelling unit development.

Questions and Responses Prior to April 19

GENERAL INFORMATION

What is DESC?

Applicant's response:

For 42 years, DESC has provided a multitude of services that provide health and housing to vulnerable people experiencing homelessness including behavioral health services, crisis intervention, outreach, more than 500 shelter beds and survival services, and more than 1,200 supportive housing units across multiple neighborhoods in Seattle. DESC's supportive housing has been the subject of numerous research evaluations and has won numerous awards. DESC is a 501c3 nonprofit organization funded by a mixture of public contracts, health insurance (Medicaid), tenant rents and rent subsidies, and private donations.

How has DESC's supportive housing program evolved over the years?

Applicant's response:

There's more of it. This model was very new in the 1990s when DESC opened its first couple housing projects. "Housing readiness" was a prevailing idea at the time that required that people experiencing homelessness meet certain expectations such as sobriety or employment in order to obtain housing. Over time, providing someone with housing and a safe and stable place to live regardless of their life circumstances became more accepted. Along the way, we engaged with external researchers to evaluate the approach and identify the elements that make it successful. Increasingly, other institutions and sectors have come to see housing as fundamental to having good health.

Why did DESC choose the City of Burien for this project?

Applicant's response:

DESC is focused on homelessness in King County and provides behavioral health crisis services countywide. We want to establish services where the needs are and have observed the growing level of homelessness outside Seattle for a number of years.

In Burien we see a community with unmet needs among the population group DESC serves, and a community with a stated intent to address affordable housing needs. We seek sites that are appropriate to our program and building needs. This means looking for properties in places where people live and where zoning supports the sort of multi-unit properties we create. The site at 801 SW 150th St is suited to our tenants as it is near a transit hub and features easy access to groceries and other amenities. DESC entered into a purchase and sale agreement in the summer of 2020 and intends to close on the property in August of 2021.

Furthermore, with the City of Burien's Affordable Housing Demonstration Program (which DESC applied for in the fall of 2020), we know we are joining a community of shared values, one that supports equity and housing.

DESC had slated in its 2019 Annual Report that it had already planned for construction of this in 2021. When was the City was made aware of the potential project? (City Council question)

Staff response:

In order to seek funding sources, agencies frequently begin pre-planning work in advance of discussing specific plans with local jurisdictions. That said, in 2019, Burien Human Services participated in a meeting with DESC and St. Vincent de Paul regarding a potential development partnership on the site of St. Vincent de Paul on First Ave S. In early 2020, DESC explored other possible locations in Burien and in nearby cities, and city staff provided information about zoning issues in Burien. In late August 2020, DESC began focusing on the current location. Staff began reporting to City Council on the status of DESC plans soon thereafter, in September 2020.

Staff became aware of DESC's interest in the current location in late August 2020. Staff reported on the DESC project in the following City Manager Reports:

September 14, 2020
October 12, 2020
November 9, 2020
November 13, 2020
December 14, 2020
December 26, 2020
February 24, 2021

- First contact meeting with DESC for this project was held June 30, 2020. At that time, DESC was exploring possible locations in Burien and in other cities.
- In late August 2020, DESC indicated its interest in focusing on the 150th Street site in a funding request.
- Pre-application meeting request submitted on October 13, 2020.
- Pre-application materials were provided to DESC on October 29, 2020.
- Formal application was submitted on November 19, 2020.

I think there are developers and organizations who have expressed interest in our affordable housing pilot who have not moved forward. Can you give us some information on who they are and what impediments might have prevented them from proceeding on their projects? What can we do as a city to help them participate in this pilot so that we actually build more types of housing affordable to our low-income residents? I would like to see a Council discussion of ways we can work with local developers who have a vested interest in and a willingness to invest to help our community. (City Council question)

Staff response:

Staff has received inquiries from people with interest in participating in the Housing Demonstration Program. Most inquiries are from people who do not have experience putting together the financial resources for projects affordable at the levels contemplated by the Housing Demonstration Program:

1) A cottage development for artists in the Seahurst neighborhood. We have met with the project proponent and they are refining their proposal and evaluating the financials.
2) A nonprofit housing provider wishing to establish a community land trust for two to four units; feedback is that the affordability requirements are too low to make the project feasible.
3) Another person who has a concept for tiny homes for artists, and who is still working on a business plan; we made several introductions for this person, including an offer of donated land, but have not received an application.

4) A market-rate builder who wants to build an affordable project that supports homeownership has discussed their proposal with staff a few times but has not moved forward. They are currently looking for land. Their idea is to create a subdivision that would include a house and a detached ADU on each lot.

THE SITE and LAND USE

Are other properties in Burien being considered or were other properties under consideration?

Applicant's response:

We selected the site on 150th because of several characteristics, including great access to transit needed by our tenants. Although we wish this site had more of a residential context, we did note that some condo buildings were being constructed or had permits pending and we envision a more residential downtown urban setting in the future. Many other sites that we evaluated had a more residential context, such as near schools, homes, and small businesses, but had very poor access to transit. In the end, we selected this property as the one with the best combination of characteristics for our needs.

What other locations in Burien have the City and DESC explored? I can imagine other sites that could better serve to develop permanent supportive housing. I understand the need to access transit, but anything along Ambaum and First Ave would meet this just as well, if not better than this location. This is not a large piece of property. The first South King County permanent supportive housing facility for 80 residents recently opened in Kent supported by Catholic Community Services. It includes one-bedroom and studio apartments. They have created outdoor space for residents, including garden beds and a dog run, quality of life amenities that can aid in improving health. I do not see that the proposed Burien location has space to do this. (City Council question)

Staff response:

DESC explored the following locations.

a. 801 SW 150th Street
b. 15620 4th Avenue SW
c. 14600 Ambaum Boulevard SW
d. 1850 South 120th Street
e. 13445 1st Ave S.

The proposed site is 16,111 square feet. Building plans includes outdoor and indoor recreation space for the tenants. 6,100 square feet of common space is being provided.

What was the timing of DESC's planning and decision-making regarding properties in Burien?

Applicant's response:

DESC initially became interested in Burien when learning in late 2019 about the Affordable Housing Demonstration Program legislation. We became aware that St. Vincent de Paul was potentially interested in redeveloping their property in Burien, so in early 2020 we began talking with them about how a partnership could work. Toward the middle of the year we realized that we weren't going to be able to successfully redevelop the St. Vincent site for the needs of both organizations. At that time, we engaged a real estate broker and began looking for other properties in Burien so we could participate in the Affordable Housing Demonstration Program.

What is the proposed design of the DESC Burien supportive housing project?

Applicant's response:

DESC Burien will feature 95 studio units for single adults with a service space dedicated to tenant supports on the first floor. Amenities include a commercial kitchen, a medical office, a street-facing front desk with 24/7 staffing, offices for case managers, and an alley-facing exterior courtyard that may be accessed by tenants only.

We plan to provide three onsite parking spaces for DESC use. Our tenants do not typically own vehicles; thus, we do not expect to need more parking for this purpose. This building will include solar panels and electronic utility monitoring systems that allow maintenance staff to intervene in real time if a leak occurs in the building or water is running excessively. We also have a landscaping plan that will add trees and green space to the areas along SW 150th St and 8th Ave SW.

We intend to the fund the building through Low Income Housing Tax Credits, county, and state funding. DESC Burien will begin construction in early 2022 and welcome its first tenants in spring of 2023.

What is the history of the planning and permitting of the building that is there now? (City Council question)

Staff response:

- Name: Burien Medical Office
- Constructed in 1968 (King County Assessor)
- Multiple permits have been issued by the City for tenant improvements/internal re-configuration as well as plumbing and electrical permits. (Nine permits total since 2002 as shown in the permit tracking system)

Who owns the building? (City Council question)

Staff response: Burien Medical Office LLC

What is the current status regarding the sale of that building to DESC and when the City was advised of that? (City Council question)

Staff response: It is our understanding the they have not closed on the property at this time.

What businesses occupy the current building? (City Council question)

Staff response: 12 commercial tenants (per DESC relocation plan)

How many businesses will be displaced by the DESC project? How many of these are BIPOC? Will these businesses be compensated or assisted in some way to keep their operations viable? What do these businesses represent in terms of jobs and revenue to Burien? (City Council question)

Applicant's response:

Currently there are 12 leases, 10 of which will expire by the time DESC will begin construction. DESC has engaged relocation consultant Kerry Lynch, who has years of experience providing relocation assistance to businesses. DESC Burien carries a budget for relocation assistance and intends to do all we can to assist all 12 businesses in finding comparable locations and making smooth transitions.

Staff response:

The purchaser (DESC) is not allowed to contact the current businesses until after the sale has been finalized, thus we do not have information on the racial composition of the business owners. Burien's Economic Development team is prepared to work with DESC's relocation consultant to identify business spaces in Burien.

What are the next steps in this process with the City Council?

Applicant's response:

The reason this project is going before the City Council is because it is seeking to become a part of the Affordable Housing Demonstration Program. This program will allow us to work with the City to attain several zoning exceptions that will assist us in constructing a building that accommodates our population and maintains a balanced development budget. DESC was recently unanimously recommended for the program by the Planning Commission. On April 5th, DESC Burien was presented to the City Council for consideration of acceptance into the program. City Council approval is the final step in the Affordable Housing Demonstration Program application process.

If the City Council doesn't approve the Affordable Housing Demonstration, would the project still go forward?

Staff Response: DESC has said that it is unknown whether or not the project will go forward. See the response to this question from the April 19 City Council meeting.

Is there any City of Burien funding going into the program?

Applicant's response: No, and we do not expect to receive any.

Are there compliance guidelines from funders that DESC Burien will follow?

Applicant's response:

DESC Burien will be funded by capital public sources such as the Washington State Department of Commerce Housing Trust Fund, the King County Housing Finance Program, and the Low Income Housing Tax Credit program. We also will be receiving King County operating support and support services funding as well as 95 King County Housing Authority vouchers for this project. In working with these public funders, DESC Burien will be required to commit to making the building affordable for 50 years, submitting tenant eligibility paperwork each year, and undergoing annual unit inspections, to name a few.

Are there similar facilities in King County?

Applicant's response:

You may see other similar DESC facilities on our Supportive Housing webpage: https://www.desc.org/what-we-do/housing/

What is DESC's process for integrating neighborhood feedback into their plans?

Applicant's response:

DESC welcomes feedback from neighbors and wants to understand any questions and concerns, including what additional needs the neighborhood has. Recommendations about building design features may be possible to consider, and ideas about the most productive communication channels for DESC's staff once the building is operational are most welcome. If there is a neighborhood need that might be addressed in DESC's building, we would like to hear it and see if we can help. An example that comes to mind is neighborhood meeting spaces for community groups, which may be something DESC's building design could accommodate.

With a name like the Downtown Emergency Service Center, do you expect more people experiencing homelessness will arrive in the area expecting emergency services?

Applicant's response:

Currently, "DESC Burien" is a placeholder we are using to distinguish this project. Further along in the development process, DESC will choose a name that will go on the sign. Like many of our other buildings (Rainier House, Evans House, Hobson Place among them), we intend that "DESC" will not be a part of the name. We are open to any suggestions for naming conventions that neighbors might have! The origin of DESC's full name comes from when DESC was created to operate an emergency shelter in downtown Seattle. The permanent housing proposed for Burien is not an emergency shelter.

How is this project different from an Enhanced Services Facility (ESF)?

Applicant's response:

DESC Burien Supportive Housing is very different. It is voluntary and it is rental housing with services that act as disability accommodations. Enhanced Service Facilities deploy a more institutional service model with personal care assistance and nursing services onsite. People who live at ESFs are often mandated to live there by the court system. DESC has no custodial control over individuals in its housing. All DESC Burien tenants will have the rights and responsibilities of a typical tenant in Washington state.

Have you worked with King County Metro around the renovations for the H Line that will occur in front of DESC Burien along 150th Street?

Applicant's response:

The DESC Burien design team has reached out to King County Metro and obtained plans for its work along 150th. Our goal is to work with Metro's schedule as closely as possible so we can avoid a situation where DESC has to remove brand-new work done by King County and vice versa. We are excited that the H Line will be so convenient and walkable for our tenants.

Will DESC be building sidewalks?

Applicant's response:

Yes! DESC Burien will be significantly improving the site as well as adding sidewalks along both sides of the corner lot.

What sort of conversations has the City had with DESC about the size of their proposal? Why 95 small units? This would be one of the largest facilities operated by DESC. What is the City's estimate of the number of homeless individuals in Burien that might be eligible for housing in this facility (e.g., single, disabled, suffering from mental health or addiction issues)? I have participated in the One Night Count and am aware of our estimates in the past which were lower than 95 and also included families and children. I could maybe support a smaller facility at this particular location based on the needs I think we have in Burien. (City Council question)

Staff response:

DESC has stated that a desired unit count of 95 units is a combination of factors including facility operations, programming efficiencies, budget, and the general size of the property. The initial 4 locations in Burien included an estimated unit count from 78 to 95 units. Similar projects under construction include the following unit counts:

- Hobson Place, Judkins Park, Seattle: 177 units
- Bitter Lake, Seattle: 100 units
- Green Lake, Seattle: 124 units

Number of homeless in Burien. The City of Burien Human Services Manager estimates that over 120 are experiencing homelessness at any given time in Burien. Of these, 60-75 are known by name and actively engage with through LEAD and CoLead. The 120 estimate may be low, however. On the morning of January 24, 2020, the One Night Count estimated there were 11,751 people experiencing homelessness. Approximately 47% of these individuals were unsheltered. In Southwest King County, 1,937 people were experiencing homelessness, both sheltered and unsheltered.

Is DESC proposing to meet our desires for local labor and fair wages in developing this site? (City Council question)

Staff response:

The following response is provided in the FAQ prepared by DESC dated March 12, 2021.

> *DESC would be pleased to source labor from the Burien area. Sometimes our public funding contracts have compliance requirements for subcontractors that can make the process more arduous; however, DESC intends to strategize with our general contractor between now and when bids go out to develop area contacts and find ways to make those reporting requirements more accessible to local businesses.*

Can you put this project into the context of our Urban Center Plan? How does it add value? How does it create opportunities for more economic development? Does it eliminate options? Our downtown area is where we have proposed significant support for (re)building our economic base so how does this project contribute? (City Council question)

Staff response:

The role of urban centers includes providing a mix of both housing and jobs in a relatively dense form in proximity to transit. In the Comprehensive Plan, the urban center is described as "*A diverse, culturally resilient and equitable*

community that welcomes people from many different cultures, language groups, with housing and business spaces that are affordable and accessible to different needs."

The Burien Urban Center Plan document, adopted by reference in the Comprehensive Plan, characterized this area as "neighborhood residential," with pedestrian-friendly streetscapes and housing, but not necessarily a focus on street-level retail.

Please see the related compilation of relevant

Comprehensive Plan Policies

The proposed housing development provides residential units at densities consistent with urban centers throughout the region, including Burien. Providing housing at these densities helps the City of Burien more efficiently meet our Housing Growth Targets and locates residents near shopping, services, and transit.

In terms of jobs, the project itself will employ 17-21 staff at this location.

Why would we not expect the project to meet our "mixed use" or "commercial" guidelines that we ask of downtown projects? And with parking a premium in downtown and many residents and employees at this site, the impacts on parking could be significant. How would we address this? (City Council question)

Staff response:

The Affordable Housing Demonstration Program was adopted by the City Council through Ordinance 718 on November 4, 2019. It was specifically designed to facilitate the construction of affordable housing in accordance with the directives of the Growth Management Act, Housing Policy Act, and the City's Comprehensive Plan as stated in the purpose section in Burien Municipal Code Chapter 19.18. Additionally, Chapter 19.18 states that the purpose of the program is to provide flexibility in certain development regulations in exchange for provision of affordable housing.

Mixed use commercial: Dwelling units are an allowed use in the Downtown Commercial zone (BMC 19.15.025.4) and complies with all special regulations, specifically prohibiting dwelling units at grade adjacent to class "A" streets (SW 152nd Street and 4th Avenue SW). The site is not located adjacent to a class "A" street. The development will provide supportive and counseling office spaces at street level that are very similar in nature to typical office uses. Office uses combined with residential uses are considered mixed use in the zoning code (BMC 19.10.350, Mixed Use).

Parking: A requirement of the next step in the development process (Administrative Design Review) is to demonstrate that sufficient parking will be provided on site. The applicable code section is BMC 19.20, Parking and Circulation. Developments may prepare a parking demand study to match the parking demand specifically to the use of the development. DESC has stated it has hired a professional parking/traffic engineer that has preliminarily indicated that sufficient parking will be available on site. DESC has stated that residents do not own cars and employees are provided METRO bus passes and therefore minimal on-site parking is needed. An attractive feature of this site is its proximity to transit such as the transit center, existing bus routes, and the forthcoming H-Line.

Is DESC willing to build a "green building" to address our desires to create a climate-friendly city? (City Council question)

Staff response:

DESC has stated the building will be constructed consistent with state Evergreen Sustainable Development Standards as well as meeting the recently updated energy codes. This is reviewed and monitored by the state Department of Commerce. DESC has also stated that this building will include solar panels and electronic utility monitoring systems which allow maintenance staff to intervene in real-time if a leak occurs in the building or water is running excessively. In addition to the solar panels the building will include energy recovery units to recycle exhausted heat from units back into the fresh air system. All water fixtures will be "low flow" for efficient use of water.

The site development plans include a landscaping plan adding trees and green space to the areas along SW 150th Street and 8th Avenue SW. The landscaping plan will include rain gardens that will incorporate plants native to the Pacific Northwest.

THE RESIDENTS

What is permanent supportive housing?

Applicant's response:
Permanent supportive housing is a model bringing support services to tenants to help them live successfully in their apartments. Each tenant signs a lease – their housing is permanent, and they may stay as long as they wish, provided they abide by the terms of the lease. Tenants pay 30% of their income as rent. DESC's operating costs are supported by these tenant rents and other sources, likely including a rent subsidy supplied by King County Housing Authority vouchers.

DESC Burien tenants will have the typical rights and responsibilities of traditional housing with the added support of onsite case management, onsite property management, and 24/7 staffing. Onsite case managers assist tenants in connecting with behavioral health providers, attending medical appointments, keeping units clean and in good condition, obtaining Metro passes, paying rent on time, and managing their medication. Other provided support includes some meals as well as onsite activities, therapeutic groups, and crisis management services.

Are the services offered in supportive housing mandatory?

Applicant's response:

DESC uses a voluntary model of services. Evidence shows that coercing participation in services is not as effective as devising services and engagement strategies that are attractive to tenants. This results in a very high service participation rate. population make it unlikely they will move into an independent market rate housing situation.

How will DESC Burien select tenants?

Applicant's response:

DESC intends to work with local organizations to target and outreach individuals already experiencing homelessness in Burien. These individuals will apply for DESC Burien units through King County's Coordinated Entry for All program. DESC Burien will house single adults experiencing chronic homelessness, which means people homeless for one year or longer and living with a disability. Tenants will have incomes less than 30% of the area median income (AMI). At least 25 units will be reserved for veterans experiencing chronic homelessness. Since supportive housing is a specialized resource with built-in robust supports, DESC selects applicants who need this type of housing to be successful.
King County has affirmed that new supportive housing programs should be established to meet the needs of people already in a given community.

Is it difficult to fill veteran units due to the 30% AMI restriction?

Applicant's response:

Unfortunately, there is no shortage of veterans under the 30% AMI experiencing long-term homelessness. We do not have difficulty filling units.

Would the residents pay rent, or is it 100% covered by subsidies? If covered by subsidies, would that not qualify for the project as "affordable housing" but public housing?

Applicant's response:

Tenants will pay rent based on their individual income. DESC will use additional resources to cover the full array of operating costs not covered by the low rents paid by the tenants. A likely revenue source would be rent subsidies attached to the apartments. A number of affordable housing projects are subsidized in this way. The term "public housing" refers to another kind of subsidized housing project that is operated by a public housing authority such as King County Housing Authority.

If DESC has applicants with 30-50% AMI, do they get put on a waiting list?

Applicant's response:

Due to the scarcity of affordable housing and the extremely low income population we serve, it is not difficult to fill the units we rent. Furthermore, our funding sources constrain us to rent to individuals with 30% or lower AMI. The people DESC Burien is intended to serve – individuals experiencing long-term homelessness who also have disabilities – often make 0-15% of the median income.

Are couples allowed as tenants?

Applicant's response: Our studios are single-occupancy studio apartments only.

What's the average time tenants stay with DESC?

Applicant's response:

For the vast majority of people, their DESC apartment is a permanent home until they pass away or need a higher level of care. The high cost of market rate housing and low income levels of our tenant

During the public meeting, DESC said they would prioritize Burien residents that need the assistance. Is this written somewhere? Is there a contract that states this?

Applicant's response:

King County officials have stated publicly that they intend for new supportive housing projects to serve the needs of the local area. We will work with our King County contacts to confirm whether this is documented somewhere in their policies.

Will DESC track data on how successful it is in housing individuals from Burien?

Applicant's response:

Yes. DESC has a robust data system that tracks the people we serve. We will ensure we track updated information about where people were experiencing homelessness in order to quantify our local positive impact as we open DESC Burien.

What will staffing be like at DESC Burien?

Applicant's response:

DESC Burien will have an onsite manager, five housing case managers, and 10 residential counselors staffing the front desk and milieu spaces over three shifts. Staff presence is highest during daytime hours, but evening, overnight, and weekend times will have, at minimum, two staff members onsite.
All DESC staff receive training across a variety of topics including effective engagement skills with clients and crisis intervention. This training teaches staff how to identify a person in crisis as well as a range of de-escalation skills, to prevent situations from becoming more acute and avoid the unnecessary reliance on external sources such as police services. One of the most helpful elements of de-escalation is an existing trusting relationship with a tenant. Everything staff do is for the purpose of furthering trusting engagement with clients.

What is DESC's process of connecting residents for long-term housing for its residents?

Applicant's response:

Permanent supportive housing is considered long-term housing. Not everyone stays forever, but the typical tenant stays for many years until another type of environment is needed such as assisted living or skilled nursing. Some people move out to other housing along the way because they desire something else and are able to be successful there. In such cases, DESC staff assist tenants with making these other arrangements.

Will DESC prioritize offering housing to people of color?

Applicant's response:

BIPOC (Black, indigenous, and people of color) are overrepresented in the population of people experiencing homelessness. As a result, we expect that DESC Burien will house high numbers of BIPOC individuals. While many of our prioritization requirements (such as our set-aside veteran units) come from public funding sources, DESC may consider folding other prioritizations into its recruitment.

What is your pet policy with the tenants?

Applicant's response:

DESC does not allow pets but does allow service and emotional support animals.

Was transportation a factor in selecting the site location? How often do DESC tenants use public transportation?

Applicant's response:

DESC residents do not typically own vehicles, so finding a walkable location with nearby public transportation was very important when DESC's Property Development Team evaluated site locations. DESC tenants use public transportation very frequently. That and walking is often the only way tenants have to get around.

Will DESC Burien have its own vehicles for tenant transportation?

Applicant's response:

DESC Burien will have at least two vehicles on site for client transportation. Staff frequently assist tenants by taking them shopping or to medical appointments and when it is not feasible to do so using public transportation staff have the option to use the onsite vehicles.

What is a typical DESC building's vacancy rate?

Applicant's response:

Turnover in DESC buildings is extremely low. It varies between 2-5% annually. Most people who move in to DESC housing make it their life-long home.

What is the eviction rate for DESC properties?

Applicant's response:

It is very low. In 2020, DESC asked 14 people to terminate their leases out of more than 1200 served. Of those 14, DESC rehoused or resheltered all but two. DESC supportive housing really is provides permanent homes for most people and eviction is very rare.

Will DESC tenants seek employment in the community?

Applicant's response:

Very few residents seek employment. Most tenants have disabilities precluding them from getting and keeping a job. However, some are able to obtain work. Many of these individuals are part of DESC's Supported Employment Program and are assisted by a case manager who provides coaching and job skills training.

How has housing changed for your tenants during the pandemic?

Applicant's response:

Many of our tenants are at high risk for infection. We have worked hard to encourage our tenants to socially distance and wear masks while also maintaining safe and conscientious engagement. Staff have changed a number of procedures to limit tenant interaction, including making door-to-door medication and meal deliveries, removing lounge furniture downstairs to limit group gatherings, and asking tenants not to have visitors.

This has been a difficult time for our clients and many are feeling isolated. We have had generous organizations and individuals donate art projects, activity kits, books, and games, but tenants have missed group activities and socialization considerably.

THE COMMUNITY

How will DESC help integrate tenants into the surrounding neighborhood?

Applicant's response:

DESC's tenants will all be permanent residents of the community. Many of them will eagerly avail themselves of the range of groups and activities in the neighborhood, while others will more likely keep to themselves. DESC is excited to help facilitate connection between tenants of our building and other neighbors by establishing low-key social events for people to meet one another, via neighborhood cleanup projects and other similar activities.

You have indicated your commitment to housing people experiencing homelessness in Burien. What local organizations have you reached out to that may help you achieve this?

Applicant's response:

DESC has reached out to various behavioral healthcare and social services organizations doing work in Burien, including Navos, Sound Health, Catholic Community Services, the LEAD program, REACH, and Mary's Place. We have strong relationships with many of these organizations. We have been in communication with Burien Police Chief Ted Boe and expect that his team will be helpful in identifying individuals we may outreach for housing. As we get closer to opening in 2023, we will continue to make connections with local agencies that can help us fill our building with those who are unhoused in Burien.

Has DESC done any outreach to the Latino businesses around the site?

Applicant's response:

DESC mailed flyers and letters to properties within 1000 feet of the proposed site, and followed up with efforts to reach out to our Spanish-speaking neighbors by making translated materials available on our website and supplying these materials to the Greater Church Council of Seattle, which works closely within Latinx communities in Burien.

Staff note: DESC has also participated in in-person meetings with Latinx businesses.

Should we expect more people experiencing homelessness to be living in cars or motorhomes near the building?

Applicant's response:

The DESC building will not have services for people other than those who live in the building, so there would be no advantage to parking a vehicle near the building.

Does DESC have plans to provide a food bank?

Applicant's response:
DESC continues to use our resources to build on what we do best: providing health and housing to King County's most vulnerable residents experiencing homelessness. While we do a lot of work helping our tenants acquire food for themselves, we do not have plans at this time to expand our services to provide a food bank for the broader community. DESC would be happy to explore ways we could partner with organizations beginning this endeavor.

What does DESC do to dispel myths about homelessness and educate communities about the work you do?

Applicant's response:

DESC sent invitations to its February Virtual Public Meeting to addresses within 1000 feet of the DESC Burien site. We invited many local organizations and stakeholders to attend as well. Approximately 140 people attended the meeting. We continue to provide updates through our website and respond to people who submit questions or concerns. The materials we have shared with neighbors are translated into Spanish and can be found on the website. We also have several meetings and tours scheduled with members of the business community in Burien.

Will having permanent supportive housing in the neighborhood result in increased emergency response calls?

Applicant's response:

DESC's tenants live with complex conditions sometimes resulting in personal crises, especially medical emergencies. We attempt to minimize these events by being attentive to what is going on with our tenants and bringing services to them. Given the disability profiles of our tenants, it's true that 911 calls are more likely in our building than an average apartment building.

Examples of what might happen include a DESC tenant calling 911 to report an issue that either isn't real or isn't an emergency. Partnerships with police and fire allow us to ensure we keep these calls down. Studies on DESC and other supportive housing programs have shown that crisis events and 911 calls decrease once people go into supportive housing compared to when those people were on the streets, so the overall burden on crisis response systems in Burien will go down.

Is there any additional funding available in case if there's an increased need for police or emergency services that may become a burden for Burien?

Applicant's response:

We do not know of availability of funds of this type. However, DESC hopes to reduce the need for emergency services by simply being in the neighborhood. Individuals who are housed are less likely to utilize emergency services and less likely to create disturbances that necessitate 911 calls.

What is DESC Burien's plan if a tenant behaves inappropriately in the neighborhood, including interfering with or loitering around local businesses?

Applicant's response:

When tenants move in, they sign an addendum to the lease called the Good Neighbor Policy. This policy prohibits problematic behaviors such as a loitering around local businesses. Should a business suspect that an individual exhibiting concerning behavior lives at the DESC Burien building, they may call the front desk at any time day or night for a response.

DESC's stance is to check on the situation as quickly as possible, and to reinforce expectations if the person is a DESC tenant. In the event the person does not reside in the DESC Burien building, we would do our best to help resolve the matter.

Would someone with a history of violence be allowed to be a tenant in the building?

Applicant's response:

DESC does not exclude individuals with criminal backgrounds from its housing programs. We find that people with long histories of homelessness may have criminal records that reflect the difficulties of life lived on the street. In many cases, past violent behavior stems from lack of connection to behavioral health resources. That said, our tenants are some of the most vulnerable individuals in the community, which makes them much more likely to be a victim of violence than a perpetrator. The lease that tenants sign upon move-in clearly identifies violence as cause for lease termination.

Should we expect property crimes to increase as a result of your tenants or their visitors? What about drug use in the neighborhood?

Applicant's response:

We have no experience showing that DESC's tenants or their visitors engage in crimes affecting the neighbors of our buildings, including businesses, residents, and children. As noted above, we have systems in place to address any inappropriate behaviors by DESC tenants in the neighborhood. Research has shown repeatedly that when people experiencing homelessness gain the stability of a home, incidents of arrests and incarceration decline significantly and steadily. For any tenants going through periods of struggle, DESC staff are in a position to closely monitor behaviors and intervene as needed than if the same person were living homeless in the area.

Some DESC clients struggle with substance use issues. We work to connect people to support or treatment at their own pace. We don't tolerate drug dealing in our properties and we have a code of conduct for our tenants that prohibits drug-related and other problematic behaviors in the surrounding community.

The DESC Burien building will have sharps disposal bins in multiple common areas such as the client restrooms, laundry rooms, and trash rooms. Housing case managers will work closely with tenants to ensure they have the resources needed to dispose of any sharps safely and appropriately.

Will this location have a Safe Injection Site?

Applicant's response: No, DESC Burien will not run a Safe Injection Site. This will be a housing development only.

What is DESC's approach to substance use treatment?

Applicant's response:

Drug use is simply not permitted in our programs. However, many DESC clients are living with substance use challenges and many struggle with this. We take an open and honest approach with our tenants about this topic. Much like substance use in the broader community, many addictions play out in private. We work to connect people to treatment. Some people have substance use issues that can impact the broader community, which leads us to treating those behaviors as lease enforcement issues.
Throughout all our work with people living with substance use issues, we use an approach called harm reduction. This is a practical approach that acknowledges risky behavior, like drug use, exists in our world. Instead of demanding risky behavior simply cease (often with little effect), harm reduction attempts to reduce the dangers associated with the risky behavior. This can take many forms, but most well-known are provision of clean needles and access to condoms.

A common societal belief exists that the only path to recovery from substance use is immediate and total abstinence and/or a tough love approach. While this approach works for some people, others have not been successful and have worsening outcomes over time. This means that other approaches are required if we hope to meet the treatment needs in our community.

DESC has partnered with the University of Washington on several studies and we have not seen any support for the idea that our harm reduction approach leads to increase substance use or a worsening of substance use outcomes. In study after study we have found the opposite: harm reduction is associated with reduced drug use, reduced harm and – at the community level – reduced need for publicly funded services.

Comprehensive Plan Policies

Burien Urban Center:

Pol UC.1: Accommodate the employment and housing density needed for a successful urban center.

Pol UC.4: Define gateways into the Urban Center and update street design standards that create inviting and memorable places for different modes and to organize and direct uses and activities.

Pol UC.5: Support upgrades and design continuity throughout the Urban Center.

Pol UC.6: Support the development of affordable housing within the Urban Center.

Housing Element:

Pol LU 2.3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate not less than Burien's projected share of King County population growth over the next 20 years (Ordinance No. 701, December 2018).

Pol UC.1: Accommodate the employment and housing density needed for a successful urban center.

Pol UC.6: Support the development of affordable housing within the Urban Center.

Pol UC.8: Encourage development and redevelopment of a wider variety of housing types.

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods which meet the goals set under RCW 36.70A.020(4). These housing types include but are not limited to single family dwelling units; multi-family dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.

Discussion: Burien has a diverse population which has changed over time and planning for a variety of types of households that will meet the needs of all economic segments of its residents is important. Burien should provide housing types that will serve a variety of households such as multigenerational families, small and large households with children, older

adults and households (Ordinance No. 701, December 2018).

Pol. HS 1.35 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial nodes 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 residential growth to locate in commercial nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.8 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.

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.

Pol. HS 1.10 The City's strategy for affordable housing will also include:

a. allowing quality designed prefabricated housing within single family neighborhoods,
b. facilitating the construction of multi family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
c. allowing accessory dwelling units in single family neighborhoods.
d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.14 The City should encourage the development of affordable housing through incentives including density bonuses.

Pol. HS 1.15 The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

Pol. HS 1.19 The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.

Pol. HS 1.21 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.

Discussion: 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 in Burien is an important step towards providing housing for all residents and reaching Burien's housing target set for the year 2035 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:

- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

Pol. HS 3.1 Equal access to housing should be ensured for all people, without regard to special need, race, creed, color, national origin, religion, sex, family status, or disability honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, participation in Section 8 voucher program or other similar government housing subsidy programs (Ordinance No. 701, December 2018).

Pol. HS 3.4 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.

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.

From the Urban Center Plan document:

Strategy 1.1.3 Encourage equitable transit-oriented development (eTOD) near priority transit routes which will be instrumental in allowing Burien to meet its growth targets while alleviating automotive congestion and maintaining quality of life. The intent of eTOD is to ensure that development serves those who may not

afford transit or housing, and to ensure that costs savings support public and non-profit organizations that serve public transit users.

Strategy 2.1.2 Encourage land uses, design elements, and landmarks within each sub-district that respond to different building heights, design styles, entrance corridors, streetscaping, landscaping, and pedestrian amenities. Require specific standards that promote pedestrian-oriented buildings, especially for Urban Residential and mixed-use placetypes. This could include good ground floor transparency, continuous weather protection, taller floor to ceiling heights, and architecturally defined building entrances.

Strategy 3.3.3 Evaluate allowing and supporting development of other housing types, such as micro-units and single-room occupancies.