Agenda Bill

City Council Regular Business Meeting - 21 Oct 2019

Department	Staff Contact
Community Development	Thara Johnson, Senior Planner (206) 436-5574

Agenda Bill Title

Affordable Housing Demonstration Program Interim Ordinance

Summary

BACKGROUND

On December 30, 2018, the City of Burien initiated the annual Comprehensive Plan amendment process for 2019. The final Comprehensive Plan Docket was adopted by City Council on April 15, 2019 following a recommendation by the Planning Commission on March 27, 2019 and a public meeting that was held on March 13, 2019.

The 2019 Comprehensive Plan Docket and Community Development work program identified housing policies to be evaluated as part of the 2019 annual Comprehensive Plan amendment docket along with Code amendments. The work program included policies for affordable housing demonstration projects and greater variety of housing types in single-family residential zones. The City is currently reviewing amendments to address "missing middle" housing types such as Accessory Dwelling Unit regulations. These will be introduced to Council later this year followed by consideration of other amendments in early 2021.

However, there is an urgent need for additional affordable housing in the community presently. The proposed amendments are intended to provide incentives and flexibility for the development of affordable housing in the interim period, and will also provide the City with an opportunity to evaluate development regulations and potential barriers.

The City of Burien's Comprehensive Plan has provided for implementation of an affordable housing demonstration project/ program since 2003. Until recently, there have been no proposals from developers expressing a desire to pursue such a program. The Comprehensive Plan policy which speaks to developing an affordable housing demonstration project specifically states:

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 (13.2%) of new housing has been introduced relative to the total housing stock. Encouraging quality new affordable housing development in Burien is an important step toward providing housing for all residents and reaching Burien's housing target for the year 2035 established by the King County Growth Management Planning Council (GMPC). 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.

Recently, City staff has been approached by affordable housing developers who wish to pursue utilizing an affordable housing demonstration program. Given the timing of the various code amendments relating to the missing middle, an interim ordinance could be an appropriate manner to evaluate proposals and a pilot program could test new or more flexible regulations and processes that are not currently allowed under existing land use regulations in order 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;
- Promote housing affordability by encouraging smaller homes and high quality infill development;
- Increase housing supply and housing style choices in ways that are compatible with existing single-family communities and housing types that respond to changing household sizes and ages;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- 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 the City.
- Regulate affordable housing projects through a permanent ordinance.

The cost of housing in Burien and across the region has continued to grow and has already begun to exclude many people, thereby making it essential to implement strategies that will retain and develop housing for all income levels. Alternatives to single-family homes provide less expensive choices for residents. Also, aging baby boomers may wish to remain in Burien, yet not necessarily remain in their larger homes. This population will likely be seeking smaller residences, which could include cottages, congregate housing, accessory units, or other types of housing.

The Planning Commission discussed enacting an interim affordable housing demonstration program ordinance at the August 14th and 28th meetings and held a public hearing on September 25, 2019. The interim program is proposed to be in place for a period of 3 years. The proposed interim regulations include the criteria and process for evaluating projects. Requirements include specific

criteria relating to neighborhood compatibility, and a decision making process whereby City Council would evaluate projects for consideration under the demonstration program. The regulations also specify housing types that would be allowed under the program. The regulations incorporate separation distance from other demonstration projects to ensure that all projects are not located in one neighborhood or area of the City. Attachment 1 includes a copy of the draft interim regulations. Staff presented an overview of the proposed interim regulations at a Council study session on September 23, 2019. At that meeting, the Council requested that staff provide additional information relating to examples of affordable housing projects, incorporating more specificity to the definition of tiny homes to include kitchen and bathrooms as part of the dwelling unit, and also amending the sections of the regulations relative to neighborhood compatibility which were thought to be too restrictive.

Staff has amended the regulations to reflect a revised definition for tiny homes, and also amended the section relating to neighborhood compatibility.

Staff also created a survey which was posted on the City's webpage, and disseminated through social media. The results from the survey are included as Attachment 6. The City received a total of 70 respondents and the majority of responses indicate that affordable housing options are a need in Burien(64%), and indicated that a variety of affordable housing types should be utilized, ranging from compact single-family, duplexes, modular units, congregate housing, and mixed use buildings. The survey results also indicated that 40% of respondents felt that affordable housing for the very low income classification be provided for, and 35% of respondents felt that affordable housing for low income category be provided, whereas 16% felt that that housing units for the extremely low income should be provided.

The Planning Commission recommended approval of the proposed interim regulations at the September 25, 2019 meeting, with the provision that the density requirement be removed from the regulations.

Options

Receive the briefing and presentation from staff and provide staff with feedback in advance of a formal motion

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Advisory Board Recommendation

Planning Commission recommended approval with a modification that the density requirement be removed.

Administrative Recommendation

Receive the briefing and presentation from staff and provide staff with feedback in advance of a formal motion

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Suggested Motion

No action is being requested

Fiscal Impact

N/A

Attachments

Attachment 1 Ordinance 718 to Adopt Amendment to BMC 19.18 Interim Affordable Housing Demonstration Program with Exhibit A
Attachment 2 Staff Memos to Planning Commission
Attachment 3 Planning Commission Minutes
Attachment 4 Public comments
Attachment 5 Presentation on Affordable Housing Demonstration Program
Attachment 6 Survey Results

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 718

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, ADOPTING CHAPTER 19.18 OF THE BURIEN MUNICIPAL CODE RELATING TO CREATION OF AN AFFORDABLE HOUSING DEMONSTRATION PROGRAM OF THE BURIEN MUNICIPAL CODE, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in June, 1999, the City of Burien adopted a zoning code establishing zoning regulations for the City of Burien; and

WHEREAS, the City desires to amend BMC Title 19 to adopt interim regulations relating to creation of an Affordable Housing Demonstration Program which would allow development of a limited number of affordable housing projects as demonstration projects;

WHEREAS, the City provided the proposed zoning amendment to the Washington State Department of Commerce and did not receive any comments during the 60-day notice and comment period; and

WHEREAS, the City has complied with RCW 43.21C State Environmental Policy Act; and

WHEREAS, the Planning Commission had three public meetings and conducted a public hearing to receive public comments on September 25th, 2019 to discuss revisions to the proposed amendments;

WHEREAS, the City Council has received recommendations from the Planning Commission regarding the proposed amendments at a public meeting on September 25, 2019; and

WHEREAS, the Planning Commission and City Council evaluated the proposed zoning code amendments and confirmed they comply with the decision criteria for zoning code amendments of BMC 19.65.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1: Amendments to BMC Title 19. The City Council of the City of Burien hereby amends BMC Titles 19 as shown on attached Exhibit A incorporated by reference as if fully set forth herein.

Section 2: Severability. Should any section, subsection, paragraph, sentence, clause or

phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3: Savings. The enactments of this ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this ordinance.

Section 4: Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect five days after publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF NOVEMBER, 2019 AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS ___ DAY OF NOVEMBER __, 2019.

CITY OF BURIEN
/s/Jimmy Matta, Mayor

ATTEST/AUTHENTICATED:
/s/ Monica Lusk, City Clerk

Approved as to form:
/s/ Lisa Marshall, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.: 718
Date of Publication: November XX, 2019

19.18 AFFORDABLE HOUSING DEMONSTRATION PROGRAM

Definitions

19.10.069 Congregate Housing
Residential development where individual dwelling units consist of a private bedroom or living quarters and where kitchen, dining and recreational uses are shared between residents.

19.10.082 Cottage
A cottage is a small, detached dwelling unit, not greater than 1,200 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

19.10.083 Cottage housing development:
Residential development consisting of clusters of detached dwelling units that includes cottages and may include compact single-family units and meets the following criteria:
(1) Dwelling units are limited to a maximum square footage; and
(2) Dwelling units are grouped around a common open space; and
(3) Each unit has the construction characteristics of a single-family house; and
(4) Units may be located on platted lots or as units in a condominium and may share use of common facilities, such as a party room, tool shed, garden orchard, workshop or parking areas.

19.10.361 Modular Homes
Dwelling units that are prefabricated homes consisting of repeated sections called modules.

19.10.539 Tiny Houses
A single dwelling unit that is 400 square feet or less, and incorporates a kitchen and bathroom uses within the structure, and as defined in the 2018 International Residential Code or its successor.

Sections:
19.18.010 Purpose.
19.18.020 Applicability.
19.18.030 Zoning and regulatory standards.
19.18.040 Criteria for Affordable Housing requirements.
19.18.050 Affordable housing requirements.

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19.18.010 Purpose.
The purpose of this chapter is to:

1. Facilitate, for a specified trial period, the construction of affordable housing by applicants who can demonstrate an ability to finance, manage, and monitor affordable housing units to assure permanent affordability, in accordance with the directives of the Growth Management Act, Housing Policy Act, and the City's Comprehensive Plan.
2. Provide flexibility in certain development regulations in exchange for provision of affordable housing.
3. Promote thoughtful layout of buildings, parking areas, and circulation, service, landscaping and amenity elements that enhance Burien's visual character, promote compatibility between developments and uses, and enhance the function of developments.
4. Program term**.** The Affordable Housing Demonstration program described in this Chapter will for be in effect for a period of three years from the effective date of the adopting ordinance.

19.18.020 Applicability

The Affordable Housing Demonstration Program applies to development of affordable housing units, by applicants meeting the qualifications within this Chapter and shall be allowed in all zones that allow residential uses.

The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Type 1 permit as an affordable housing demonstration project. The City may approve up to five affordable housing demonstration projects, with no more than two projects demonstrating the same single housing type and at least one project meeting the 0-30% Average Median Income (AMI) for King County or equivalent established.

The Planning Commission will make a recommendation to City Council and the Council shall determine which proposals will be allowed to submit a Type 1 application under this chapter using the following criteria:

1. Consistency with the intent of the affordable housing goals of providing affordable housing choices, specifically demonstrating those housing styles identified in this ordinance and compatibility with surrounding development.

2. Affordable housing proposals must be at least 1,500 feet from any other affordable

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housing proposals under this ordinance.

19.18.030 Zoning and regulatory standards.

1. Project applicants who wish to participate in this program must demonstrate compliance with both the standards described in Section 19.18.040 and the affordable housing requirements described in Section 19.18.050.

2. In addition to complying with the approval criteria in BMC 19.65, the applicant must demonstrate that:
   A. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property.
   B. The proposal is compatible with surrounding development.
   C. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.
   D. Any proposed modifications to requirements of the Burien Zoning Code, other than those specifically identified in this chapter, are important to the success of the proposal as an affordable housing project.

3. In order to meet the goals of the affordable housing demonstration program, there will be flexibility with regard to certain normally applicable regulations and requirements. Standards listed in this chapter will apply to affordable housing demonstration projects and will prevail if they conflict with underlying zoning regulations. All other regulations and requirements of the City of Burien will continue to apply, except that applicants may propose additional modifications to the Burien Zoning Code, as provided for in this Section 19.18.030.
   A. Affordable housing demonstration projects are permitted in all zones where residential uses are allowed as provided for in BMC 19.15.
   B. In all zones where residential uses are allowed, the underlying development standards shall apply except for those standards identified in BMC 19.18.040.
   C. The vehicular access and roadway standards of BMC 12.05 shall apply. The variance provisions of 2016 Road Design and Construction standards or their successor may be used to allow further flexibility to the vehicular access and roadway standards requirements for the proposed project.
   D. The project shall be required to meet any minimum density requirements under BMC 19.15.
   E. Impact fees under Burien Municipal Code for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in BMC 19.35.
   F. Exceptions to the following development standards may be granted at the discretion of the Director if the project can demonstrate that the proposed design meets the intent of the underlying zone:
      i. Front setbacks along arterial streets

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ii. Transition standards

4. The City's approval of an affordable housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

19.18.040 Criteria for Affordable Housing Demonstration Projects.

The following standards apply to projects developed under these provisions:

Housing Types	• Cottages • Single-family • Duplexes or triplexes designed to look like single-family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) • Tiny houses • Congregate housing • Modular units • Multi-family and mixed use structures • Combinations of the above types • Existing dwelling units may be incorporated into the development
Locations	City wide where residential uses are allowed. Projects must be located a minimum distance of 1,500 feet from another affordable housing proposal. Multi-story congregate housing units not designed within duplexes or triplexes shall be located within Multi-family or mixed use zones
Number of Development Projects	Up to 5 projects citywide, with no more than two projects demonstrating the same housing type. A minimum one of 1 project will meet the 0-30% AMI income level.

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Access Requirements	Determine flexibility for road widths, , and turn-around requirements with approval from Public Works and Fire Departments
Neighborhood Meeting	Two Neighborhood meetings with City staff attendance is required. The first neighborhood meeting shall occur at the initial concept development phase prior to review by the Planning Commission and City Council. The second neighborhood meeting shall occur during the land use review process Both meetings shall include a minimum notification requirement of property owners and residents located within 1,000 feet from the project site.
Parking Requirement	To be determined with submittal of a parking demand study in compliance with BMC 19.20.030.

19.18.050 Affordable housing requirements.

Projects developed under this chapter must comply with the following requirements:

1. **Income limit**. All units developed under this chapter must be affordable to and occupied by households with an average income of 50 percent or less of the area median income determined by King County. "Affordable" means that the total housing costs, including basic utilities as determined by the City, must not exceed 30 percent of the household income.
2. **Duration**. Units must serve only income-eligible households for a minimum period of 50 years from the date of the certificate of occupancy.
3. **Affordability agreement.**
    A. Prior to building permit issuance, an affordable housing agreement in a form approved by the Director and City Attorney must be recorded with the King County Recorder's office as a covenant running with the land and binding on the applicant, assigns, heirs and successors.
    B. The agreement must address the level and duration of affordability, income qualifications, reporting, monitoring, and any other topics related to the provision of the affordable housing units.
    C. The City may, at its sole discretion, establish a monitoring fee for the affordable units

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to cover the costs to the City to review and process documents to maintain compliance with income and affordable restrictions of the agreement.

4. **Project applicant qualifications.** Applicants must meet the following requirements to qualify under this Chapter:

   A The applicant can demonstrate experience in providing affordable housing. Notwithstanding this requirement, an applicant who can demonstrate experience in providing housing and a mission statement of its intent to use that experience toward achieving the goal of providing permanently affordable housing may be deemed to have met this requirement.

   B The applicant can demonstrate the ability to employ a mechanism to retain all of the units as affordable for a minimum 50-year period for applicable income levels.

   C The applicant can demonstrate an ability and commitment to submit an annual report to the city documenting the status of all residential units.

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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: August 8, 2019

Subject: 2019 Comprehensive Plan Amendments and Zoning Code Amendments – Affordable Housing Demonstration Projects

PURPOSE/REQUIRED ACTION

At this meeting the Planning Commission will receive an introduction on a proposal to enact an interim ordinance to evaluate affordable housing demonstration projects.

BACKGROUND

On December 30, 2018, the City of Burien initiated the annual Comprehensive Plan amendment process for 2019. The final Comprehensive Plan Docket was adopted by City Council on April 15, 2019 following a recommendation by the Planning Commission which occurred on March 27, 2019, following a public meeting that was held on March 13, 2019.

The 2019 Comprehensive Plan Docket and Community Development Work Program identified housing policies as an item to be evaluated as part of the 2019 annual Comprehensive Plan amendment docket. The City is currently processing and reviewing current regulations relating to ADU's, allowing for housing variety in single-family residential zones and setting minimum density thresholds. This larger update is not anticipated to be completed until the first quarter of 2020; and there is an urgent need for additional affordable housing in the community presently. The proposed amendments are intended to provide incentives and flexibility for the development of affordable housing in the interim period, and will also provide the City with an opportunity to evaluate development regulations and potential barriers.

DISCUSSION

The City of Burien's Comprehensive Plan has provided for implementation of an affordable housing demonstration project/ program, since 2003; however, there have been no proposals from developers expressing a desire to pursue such a program. The Comprehensive Plan policy which speaks to developing an affordable housing demonstration project specifically states:

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.

City staff has been approached by affordable housing developers who wish to pursue utilizing a program, and given the timing of the various code amendments relating to the missing middle, an interim ordinance, could be an appropriate manner to evaluate proposals which achieve the following:

- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages

- To promote housing affordability by encouraging smaller homes;
- To amend codes with language that encourages innovative housing projects;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development; and
- To regulate innovative housing projects through a permanent ordinance.

The cost of housing in Burien, and across the region has continued to grow and has already begun to exclude a larger group of people, thereby making it essential to implement strategies that will retain and develop housing for all income levels. Alternatives to single-family homes, such as cottages, duplexes, triplexes among others provide a less expensive alternative to traditional detached single-family homes. Also, aging baby boomers may wish to remain in Burien, yet not necessarily remain in their larger homes. Therefore, this population will likely be seeking smaller residences, which could include cottages or compact homes, ADU's and condominiums.

The Kirkland City Council adopted an interim ordinance on September **3,** 2002 to allow up to five innovative housing projects to develop housing choices that were not available in the single-family neighborhoods. Applicants were invited to submit their proposals for review and selection. Five applications were submitted and the Planning Commission was authorized under the ordinance to select up to five projects, however, no more than two could have the same housing type and there could be no more than two projects in a neighborhood. Staff has included a copy of the interim ordinance (Attachment 1) for the Commission's review and is recommending that a similar approach could be utilized until development regulations are adopted which allow for housing variety in single-family residential zones.

PLANNING COMMISSION ACTION

Staff is requesting feedback from the Commission relating to the interim housing ordinance and the zones where this demonstration project could be allowed, as well as other specific regulations relating to the number of projects, housing types allowed, and additional information that the Commission would like to review relating to the proposed interim ordinance.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. City of Kirkland Interim Ordinance for Innovative Housing

ORDINANCE 3856

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AN INTERIM ZONING ORDINANCE TO REGULATE INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND ESTABLISHING A SELECTION PROCESS FOR SUCH PROJECTS.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

PART I.

Section 1. The Kirkland City Council makes the following findings:

a. The purpose of this interim zoning ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods.

b. The innovative housing styles that will be allowed in all RS and RSX zones under this ordinance are cottages, compact single-family homes, and duplexes and triplexes designed to look like single-family homes. Maximum unit sizes and the number of units allowed in lieu of each traditional single-family home (equivalent units) for each of these innovative housing styles are identified in Section 3 and Section 4 of this ordinance.

c. The goals of innovative housing are to:

i. Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and

ii. Promote housing affordability by encouraging smaller homes.

d. The City is currently implementing a work plan to develop zoning code amendments that specifically address innovative housing projects; and

e. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow regulated innovative housing projects.

ATTACHMENT 1
ZON06-00004

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. In order to meet the goals of the innovative housing demonstration program, there will be flexibility with regard to some normally applicable regulations and requirements. Standards listed in this Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code, as provided for in paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow

further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types
Unit Size Limits	▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property

Equivalent Units	▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 per each single-family unit, overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB review ▪ Normal publishing and posting after application received ▪ Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received
Access Requirements	▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments
Development Size	▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	▪ 20' minimum
Other Setbacks	▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	▪ 10' minimum
Lot Coverage (all impervious surfaces)	▪ 50% maximum
Common Open Space	▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'
Floor Area Limitations	▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports

Parking	▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 adjoining spaces ▪ Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway ▪ All parking structures shall have a pitched roof design with a minimum slope of 4:12
Community Buildings	▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	▪ Shall not be allowed as part of a cottage development

Section 5. Sections 1 through 5 of this ordinance shall constitute Part I of this ordinance. Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 and then shall be effective for six months (until June 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal

Part II

Section 6. The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Process IIB permit as an innovative housing demonstration project. The City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type. Applications to be part of the innovative housing demonstration program must be submitted by November 15, 2002 on forms to be provided by the Planning Department. The Planning Commission will determine which proposals will be allowed to submit a Process IIB application under this ordinance using the following criteria:

a. Consistency with the intent of the innovative housing goals of providing housing choice (specifically demonstrating those housing styles identified in this ordinance), compatibility with surrounding development, and improving housing affordability.

b. Not more than two innovative housing proposals shall be allowed per City recognized neighborhood and proposals must be at least 1,500 feet from any other innovative housing proposals under this ordinance.

The decision of the Planning Commission in selecting proposals as innovative housing demonstration projects shall be the final decision of the City.

Section 7. Sections 6 and 7 of this ordinance shall constitute Part II of this ordinance. Part II of this ordinance shall go into effect on September 12, 2002. The text of Part I of this ordinance shall inform the process established by Part II even if Part I has not yet gone into effect as a City of Kirkland interim zoning ordinance.

Section 8. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 9. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law; provided that Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 as set forth in Section 5.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of September, 2002.

Signed in authentication thereof this 3rd day of September, 2002.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

Ord\interimhousing

City of Burien
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Burien, WA 98166-1911

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burienwa.gov

MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: August 23, 2019

Subject: 2019 Comprehensive Plan Amendments and Zoning Code Amendments – Affordable Housing Demonstration Projects

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PURPOSE/REQUIRED ACTION

At this meeting the Planning Commission will continue discussion of a proposal to enact an interim ordinance to evaluate affordable housing demonstration projects.

BACKGROUND

On December 30, 2018, the City of Burien initiated the annual Comprehensive Plan amendment process for 2019. The final Comprehensive Plan Docket was adopted by City Council on April 15, 2019 following a recommendation by the Planning Commission which occurred on March 27, 2019, following a public meeting that was held on March 13, 2019.

The 2019 Comprehensive Plan Docket and Community Development Work Program identified housing policies as an item to be evaluated as part of the 2019 annual Comprehensive Plan amendment docket. The City is currently processing and reviewing current regulations relating to ADU's, allowing for housing variety in single-family residential zones and setting minimum density thresholds. This larger update is not anticipated to be completed until the first quarter of 2020; and there is an urgent need for additional affordable housing in the community presently. The proposed amendments are intended to provide incentives and flexibility for the development of affordable housing in the interim period, and will also provide the City with an opportunity to evaluate development regulations and potential barriers.

The City of Burien's Comprehensive Plan has provided for implementation of an affordable housing demonstration project/ program, since 2003; however, there have been no proposals from developers expressing a desire to pursue such a program. The Comprehensive Plan policy which speaks to developing an affordable housing demonstration project specifically states:

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.

City staff has been approached by affordable housing developers who wish to pursue utilizing a program, and given the timing of the various code amendments relating to the missing middle, an interim ordinance, could be an appropriate manner to evaluate proposals which achieve the following:

- To promote housing affordability by encouraging smaller homes;
- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages

- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development; and
- To regulate affordable housing projects through a permanent ordinance.

The cost of housing in Burien, and across the region has continued to grow and has already begun to exclude a larger group of people, thereby making it essential to implement strategies that will retain and develop housing for all income levels. Alternatives to single-family homes, such as cottages, duplexes, triplexes among others provide a less expensive alternative to traditional detached single-family homes. Also, aging baby boomers may wish to remain in Burien, yet not necessarily remain in their larger homes. Therefore, this population will likely be seeking smaller residences, which could include cottages or compact homes, ADU's and condominiums.

The Kirkland City Council adopted an interim ordinance on September **3,** 2002 to allow up to five innovative housing projects to develop housing choices that were not available in the single-family neighborhoods. Applicants were invited to submit their proposals for review and selection. Five applications were submitted and the Planning Commission was authorized under the ordinance to select up to five projects, however, no more than two could have the same housing type and there could be no more than two projects in a neighborhood. Staff and the Commission discussed utilizing a similar framework for Burien for affordable housing projects.

DISCUSSION

The Planning Commission discussed enacting an interim ordinance relating to affordable housing demonstration projects and requested that staff provide data relating to the affordability achieved by various affordable housing projects as well as examples of affordable housing projects at the August 14th meeting.

Attachment 1 includes a list of affordable housing projects that occurred either as a result of land use regulations and/or incentives such as density bonuses for providing affordable housing units, inclusionary requirements for affordable housing such as requiring a certain number of units within a new development to be set aside as affordable and projects funded through Multi-Family Tax exemption programs. The projects are all located within jurisdictions that form the partnership under ARCH. The data illustrates that the majority of projects included affordable units at 50% to 80% of Area Median Income (AMI), and none of the projects included units set aside for the population that met the 0-30% AMI. This is primarily due to the substantive cost of such projects and the majority of projects that meet the 0-30% AMI threshold are funded utilizing trust funds and other funding sources.

Attachment 2 includes information from ARCH relating to various form forms of funding sources for affordable housing as well as examples of affordable housing projects and how each of the projects were funded.

Staff has also drafted initial interim regulations (Attachment 3) for the Commission to review based on the discussion and direction provided at the last meeting relating to the length of time for the ordinance, and the types of housing variety to be allowed. The Commission

requested that staff provide a map which illustrates a 1,500 foot distance within the City in order to assess the appropriate distance to include in the ordinance as a means of separation from other affordable housing demonstration projects, with the intent of not grouping all the projects in one area of the City and thereby minimize neighborhood impacts. The map will be provided to the Commission as a part of the staff presentation at the meeting.

PLANNING COMMISSION ACTION

Staff is requesting feedback from the Commission relating to the interim affordable housing ordinance proposed and to provide additional direction relating to specifics which should be incorporated into the ordinance prior to the public hearing which is tentatively scheduled for September 11, 2019.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Affordable Housing Projects through ARCH and achieved AMI
2. Affordable Housing Projects and finding sources
3. Draft Interim Affordable Housing Demonstration Project Regulations

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Memorandum

To: Burien Planning Commission

From: Thara Johnson, Senior Planner

Date: September 20, 2019

Re: 2019 Comprehensive Plan Amendments and Zoning Code Amendments – Affordable Housing Demonstration Program

PURPOSE/REQUIRED ACTION

At this meeting the Planning Commission will hold a public hearing to obtain public testimony on a proposed interim ordinance to evaluate affordable housing demonstration projects. Following the receipt of any additional public comments, the Planning Commission will close the public hearing on the proposed code changes relating to establishing an affordable housing demonstration program within the Burien Municipal Code (BMC).

BACKGROUND

On December 30, 2018, the City of Burien initiated the annual Comprehensive Plan amendment process for 2019. The final Comprehensive Plan Docket was adopted by City Council on April 15, 2019 following a recommendation by the Planning Commission which occurred on March 27, 2019, following a public meeting that was held on March 13, 2019.

The 2019 Comprehensive Plan Docket and Community Development Work Program identified housing policies as an item to be evaluated as part of the 2019 annual Comprehensive Plan amendment docket. The City is currently processing and reviewing current regulations relating to ADU's, allowing for housing variety in single-family residential zones and setting minimum density thresholds. This larger update is not anticipated to be completed until the first quarter of 2020; and there is an urgent need for additional affordable housing in the community presently. The proposed amendments are intended to provide incentives and flexibility for the development of affordable housing in the interim period, and will also provide the City with an opportunity to evaluate development regulations and potential barriers.

The City of Burien's Comprehensive Plan has provided for implementation of an affordable housing demonstration project/ program, since 2003; however, there have been no proposals from developers expressing a desire to pursue such a program. The Comprehensive Plan policy which speaks to developing an affordable housing demonstration project specifically states:

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.

City staff has been approached by affordable housing developers who wish to pursue utilizing a program, and given the timing of the various code amendments relating to the missing middle, an interim ordinance, could be an appropriate manner to evaluate proposals which achieve the following:

- To promote housing affordability by encouraging smaller homes;
- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development; and

- To regulate affordable housing projects through a permanent ordinance.

The cost of housing in Burien, and across the region has continued to grow and has already begun to exclude a larger group of people, thereby making it essential to implement strategies that will retain and develop housing for all income levels. Alternatives to single-family homes, such as cottages, duplexes, triplexes among others provide a less expensive alternative to traditional detached single-family homes. Also, aging baby boomers may wish to remain in Burien, yet not necessarily remain in their larger homes. Therefore, this population will likely be seeking smaller residences, which could include cottages or compact homes, ADU's and condominiums.

The Planning Commission reviewed an interim ordinance which the Kirkland City Council adopted in 2002; which allowed up to five innovative housing projects to develop housing choices that were not available in the single-family neighborhoods. Applicants were invited to submit their proposals for review and selection. Five applications were submitted and the Planning Commission was authorized under the ordinance to select up to five projects, however, no more than two could have the same housing type and there could be no more than two projects in a neighborhood. Staff and the Commission discussed utilizing a similar framework for Burien for affordable housing projects.

DISCUSSION

The Planning Commission discussed enacting an interim ordinance relating to affordable housing demonstration projects and reviewed proposed draft provisions relating to the demonstration program. The regulations provide criteria and process for evaluation of the projects which include specific criteria relating to neighborhood compatibility, and a decision making process where the City Council would evaluate the projects for consideration under the demonstration program.

The regulations also specify the housing types that would be allowed under the program, such as cottages, duplexes, triplexes, modular units, multi-family and mixed-use buildings among others; and the length of time that the interim regulations would be in place for, a period of 3 years. The regulations incorporate separation distance from other demonstration projects, to ensure that all projects are not located in one neighborhood or area of the City.

Staff has refined the regulations from the last meeting to ensure compatibility with other development regulations and also provided for specificity relating to zones where these projects would not be compatible such as Industrial and Airport Industrial zones.

ANALYSIS OF REQUIRED FINDINGS FOR ZONING CODE AMENDMENT

BMC 19.65.100 establishes the required findings for zoning code amendments. The following section analyzes the proposed zoning code amendment based upon the applicable criteria.

A. The amendments are consistent with the purpose of the Comprehensive Plan;

The proposed zoning code amendments are consistent with and substantially implement the following Comprehensive Plan Goals and Policies:

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 1.21 *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.

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 1.17 *The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)*

Staff believes that the proposed zoning code amendments to enact regulations which would allow for affordable housing demonstration projects to be developed is consistent with the Comprehensive Plan policies.

B. <u>The amendment bears a substantial relation to the public health, safety and welfare;</u>

The objective of the proposed code amendment is to enact regulations which would enable a limited number of affordable housing projects that would not be allowed under the City's current regulations to be developed within the City. The cost of housing in Burien and across the region has continued to grow and has already begun to exclude a larger group of people, thereby making it essential to implement strategies that will retain and develop housing for all income levels. Alternatives to single-family homes, such as cottages, duplexes, triplexes among others provide a less expensive alternative to traditional detached single-family homes. Also, aging baby boomers may wish to remain in Burien, yet not necessarily remain in their larger homes. Therefore, this population will likely be seeking smaller residences, which could include cottages or compact homes, ADU's and condominiums.

The City is currently processing and reviewing regulations relating to Accessory Dwelling Units and allowing for housing variety in single-family residential zones. However, this larger update is not anticipated to be completed until the first quarter of 2020, and there is an urgent need for additional affordable housing in the community presently. The proposed amendments are intended to provide incentives and flexibility for the development of affordable housing in the interim period, and will also provide the City with an opportunity to evaluate development regulations and potential barriers. Therefore, amending the regulations will enable the City to address opportunities for affordable housing in an expeditious manner and not have to defer developers interested in pursuing affordable housing projects till the various code amendments have been completed. These projects will provide housing for the community at the 0-50% of Average Median Income.

Therefore, staff finds that this criterion is met.

C. The amendment is in the best interest of the community as a whole

The purpose of the proposed amendment to the City of Burien's Zoning Code is to The objective of the proposed code amendment is to enact regulations which would enable a limited number of affordable housing projects that would not be allowed under the City's current regulations to be developed within the City. The City of Burien's Comprehensive Plan has provided for implementation of an affordable housing demonstration project/ program, since 2003. However, there have been no proposals from developers expressing a desire to pursue such a program. City staff has been approached by affordable housing developers who wish to pursue utilizing a program, and given the timing of the various code amendments relating to the missing middle, an interim ordinance, could be an appropriate manner to evaluate proposals.

Therefore, amending the regulations and providing a mechanism where affordable housing can be developed will benefit the community will benefit the community as a whole by providing additional opportunities for housing for all income levels within the city.

Therefore, staff finds that this criterion is met.

PUBLIC COMMENTS:

The City has received no public comments regarding this proposed amendment.

AUTHORITY, ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. AMENDMENT PROCESS

BMC Section 19.65.100 requires that amendments to the Zoning Code be reviewed under the Type 4 process. Under this process, the Planning Commission conducts a public hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

BMC 19.65.080 requires a public hearing notice be published in the City's official newspaper. A public hearing notice was published in the Seattle Times on September 11, 2019.

B. WASHINGTON STATE ENVIRONMENTAL POLICY ACT (SEPA)

A Determination of Non-Significance and SEPA Checklist was issued for this non-project action on September 23, 2019.

C. 60-DAY STATE AGENCY REVIEW

The Department of Commerce was sent notification of the proposed amendment on September 16, 2019 and a request for expedited review has been approved.

PLANNING COMMISSION ACTION

The purpose of this meeting is to continue with Planning Commission discussion on the proposed code changes relating to the Affordable Housing Demonstration program; and also to request feedback from the Commission on the draft regulations and provide a recommendation to City Council.

ACTION ALTERNATIVES

The Planning Commission may take one of the following actions or identify an alternative different from the ones below:

1) Recommend that City Council adopt the proposed zoning code amendment to enact interim regulations for Affordable Housing demonstration projects based on a finding that the amendment meets the approval criteria.
2) Recommend that City Council adopt the proposed zoning code amendment with revisions as determined by Planning Commission based on a finding that the amendment meets the approval criteria.
3) Recommend that City Council not adopt the proposed zoning code amendment to enact interim regulations for Affordable Housing demonstration projects based on a finding that the amendment does not meet the approval criteria.
4) Other action as determined by the Planning Commission.

RECOMMENDATION

Staff recommends Alternative 1.

RECOMMENDED MOTION

I move to approve the proposed zoning code amendment to enact interim regulations for Affordable Housing demonstration projects in BMC 19.18 with a finding that the amendment meets the approval criteria of BMC 19.65.100.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. BMC 19.18 – Draft Interim Affordable Housing Demonstration Project Regulations

19.18 AFFORDABLE HOUSING DEMONSTRATION PROGRAM

Definitions

19.10.069 Congregate Housing
Residential development where individual dwelling units consist of a private bedroom or living quarters and where kitchen, dining and recreational uses are shared between residents.

19.10.082 Cottage
A cottage is a small, detached dwelling unit, not greater than 1,200 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

19.10.083 Cottage housing development:
Residential development consisting of clusters of detached dwelling units that includes cottages and may include compact single-family units and meets the following criteria:
(1) Dwelling units are limited to a maximum square footage; and
(2) Dwelling units are grouped around a common open space; and
(3) Each unit has the construction characteristics of a single-family house; and
(4) Units may be located on platted lots or as units in a condominium and may share use of common facilities, such as a party room, tool shed, garden orchard, workshop or parking areas.

19.10.361 Modular Homes
Dwelling units that are prefabricated homes consisting of repeated sections called modules.

19.10.539 Tiny Houses
A single dwelling unit that is 400 square feet or less as defined in the 2018 International Residential Code or its successor.

Sections:
19.18.010 Purpose.
19.18.020 Applicability.
19.18.030 Zoning and regulatory standards.
19.18.040 Criteria for Affordable Housing requirements.
19.18.050 Affordable housing requirements.

19.18.010 Purpose.
The purpose of this chapter is to:

1. Facilitate, for a specified trial period, the construction of affordable housing by applicants who can demonstrate an ability to finance, manage, and monitor affordable housing units to assure permanent affordability, in accordance with the directives of the Growth Management Act, Housing Policy Act, and the City's Comprehensive Plan.
2. Provide flexibility in certain development regulations in exchange for provision of affordable housing.
3. Promote thoughtful layout of buildings, parking areas, and circulation, service, landscaping and amenity elements that enhance Burien's visual character, promote compatibility between developments and uses, and enhance the function of developments.
4. Program term**.** The Affordable Housing Demonstration program described in this Chapter will for be in effect for a period of three years from the effective date of the adopting ordinance.

19.18.020 Applicability

The Affordable Housing Demonstration Program applies to development of affordable housing units, by applicants meeting the qualifications within this Chapter and shall be allowed in all zones that allow residential uses except for the RS-A, I and AI zones.

The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Type 1 permit as an affordable housing demonstration project. The City may approve up to five affordable housing demonstration projects, with no more than two projects demonstrating the same single housing type and at least one project meeting the 0-30% Average Median Income (AMI) for King County or equivalent established.

The Planning Commission will make a recommendation to City Council and the Council shall determine which proposals will be allowed to submit a Type 1 application under this chapter using the following criteria:

1. Consistency with the intent of the affordable housing goals of providing affordable housing choices (specifically demonstrating those housing styles identified in this ordinance) and compatibility with surrounding development.

2. Affordable housing proposals must be at least 1500 feet from any other affordable housing proposals under this ordinance.

19.18.030 Zoning and regulatory standards.

1. Project applicants who wish to participate in this program must demonstrate compliance with both the standards described in Section 19.18.040 and the affordable housing requirements described in Section 19.18.050.

2. In addition to complying with the approval criteria in BMC 19.65, the applicant must demonstrate that:

   A. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property.

   B. The proposal is compatible with surrounding development with respect to size of units, scale, building heights, roof forms, property line setbacks, number of parking spaces, parking location and screening, access, and lot coverage.

   C. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

   D. Any proposed modifications to requirements of the Burien Zoning Code, other than those specifically identified in this chapter, are important to the success of the proposal as an affordable housing project.

3. In order to meet the goals of the affordable housing demonstration program, there will be flexibility with regard to certain normally applicable regulations and requirements. Standards listed in this chapter will apply to affordable housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Burien will continue to apply, except that applicants may propose additional modifications to the Burien Zoning Code, as provided for in this Section 19.18.030.

   A. Affordable housing demonstration projects are permitted in all zones where residential uses are allowed as provided for in BMC 19.15.

   B. In all zones where residential uses are allowed, the underlying development standards shall apply except for those standards identified in BMC 19.18.040.

   C. The vehicular access and roadway standards of BMC 12.05 shall apply. The variance provisions of 2016 Road Design and Construction standards or their successor may be used to allow further flexibility to the vehicular access and roadway standards requirements for the proposed project.

   D. The project shall be required to meet any minimum density requirements under BMC 19.15.

E. Impact fees under Burien Municipal Code for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in BMC 19.35.

F. Exceptions to the following development standards may be granted at the discretion of the Director if the project can demonstrate that the proposed design meets the intent of the underlying zone:

   i. Front setbacks along arterial streets

   ii. Transition standards

4. The City's approval of an affordable housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

19.18.040 Criteria for Affordable Housing Demonstration Projects.

The following standards apply to projects developed under these provisions:

Housing Types	• Cottages • Single-Family • Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) • Tiny houses • Congregate housing • Modular units • Multi-family and mixed use structures • Combinations of the above types • Existing dwelling units can be incorporated into the development
Locations	City wide where residential uses are allowed except for I, AI 1 and AI 2 zones. Projects must be located a minimum distance of 1,500 feet from another affordable housing proposal. Multi-story congregate housing units not designed within duplexes or triplexes shall be

	located within Multi-family or mixed use zones
Density	Not to exceed twice the allowable density of the underlying zone except in the single-family zones of the City. In single family zones, the demonstration housing project may be constructed at a density of 1 unit per 3,600 square feet in the RS 7,200 zone; and 1 unit per 6,000 square feet in the RS 12,000 zone
Number of Development Projects	Up to 5 with no more than two projects demonstrating the same housing type. A minimum one of 1 project would have to meet the 0-30% AMI income level.
Access Requirements	Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments
Neighborhood Meeting	Two Neighborhood meetings, including City staff attendance, required. The first neighborhood meeting shall occur at the initial concept development phase prior to review by the Planning Commission and City Council. The second neighborhood meeting shall occur during the land use review process Both meetings shall include a minimum notification requirement of property owners and residents located within 1000 feet from the project site.
Parking Requirement	To be determined with submittal of a parking demand study in compliance with BMC 19.20.030.
Ownership Structure	• Subdivision or short plat • Condominium • Single owner for entire project (to allow rental)

DRAFT

19.18.050 Affordable housing requirements.

Projects developed under this chapter must comply with the following requirements:

1. **Income limit**. All units developed under this chapter must be affordable to and occupied by households with an income of 50 percent or less of the area median income (determined by King County). "Affordable" means that the total housing costs, including basic utilities as determined by the City, must not exceed 30 percent of the household income.
2. **Duration**. Units must serve only income-eligible households for a minimum period of 50 years from the date of the certificate of occupancy.
3. **Affordability agreement.**
    A. Prior to building permit issuance, an affordable housing agreement in a form approved by the Director and City Attorney must be recorded with the King County Recorder's office as a covenant running with the land and binding on the applicant, assigns, heirs and successors.
    B. The agreement must address the level and duration of affordability, income qualifications, reporting, monitoring, and any other topics related to the provision of the affordable housing units.
    C. The City may, at its sole discretion, establish a monitoring fee for the affordable units to cover the costs to the City to review and process documents to maintain compliance with income and affordable restrictions of the agreement.
4. **Project applicant qualifications.** Applicants must meet the following requirements to qualify under this Chapter:
    A. The applicant can demonstrate experience in providing affordable housing. Notwithstanding this requirement, an applicant that can demonstrate experience in providing housing and a mission statement of its intent to use that experience toward achieving the goal of providing permanently affordable housing may be deemed to have met this requirement.
    B. The applicant can demonstrate the ability to employ a mechanism to retain all of the units as affordable for a minimum 50-year period for applicable income levels.
    C. The applicant can demonstrate an ability and commitment to submit an annual report to the city documenting the status of all residential units.

City of Burien

BURIEN PLANNING COMMISSION
August 14, 2019
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, watch the video-stream available at http://burien.vod.castus.tv/vod/ .

CALL TO ORDER

Chair Hugo Garcia called the August 14, 2019, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Kim Davis, Hugo Garcia, Christopher Guizlo, August Hahn, Joe Hauser, and Curtis Olsen

Absent: Ryan Davis, excused

Administrative staff present: Thara Johnson, senior planner

AGENDA CONFIRMATION

Motion was made by Vice Chair Guizlo and seconded by Commissioner Hahn to confirm the agenda.

Direction/Action

The vote was 6 in favor, 0 against.

APPROVAL OF MINUTES

Motion was made by Vice Chair Guizlo and seconded by Commissioner Hahn to approve the minutes of the July 24, 2019, meeting.

Direction/Action

The vote was 6 in favor, 0 against.

PUBLIC COMMENT

None.

NEW BUSINESS

A. Affordable Housing Demonstration Project(s) Interim Ordinance – Introduction

Thara Johnson, senior planner, gave a brief introduction to the purpose and need for an affordable housing demonstration project interim ordinance. She said the Comprehensive Plan has had a policy providing for the implementation of an affordable housing demonstration project since 2003; however, no developers have approached the City with a proposal to pursue such a program until just recently. She said developers who have contacted City staff recently have been asking for City property on which to build such projects as permanent supportive housing, shelters, and tiny homes, but the City has very little vacant property in its control.

Ms. Johnson said a private property owner has approached the City with an expressed interest in developing their property as affordable housing, so staff connected a developer with the property owner. However, what they want to do is not currently allowed by code. The proposed Comprehensive Plan housing policy plan amendments will not be addressed until later this year and the Zoning Code

amendments will not be completed until first quarter 2020, so an interim ordinance is being proposed to allow a demonstration project. The project allows evaluation of barriers and issues, what works well, and what works best for the neighborhood that it's located in.

Ms. Johnson noted that Kirkland was one of the first jurisdictions to allow cottage development as a housing demonstration project, in 2002, and has since adopted a permanent ordinance. Other jurisdictions have done similar things, she said. She drew the commissioners' attention to the City of Kirkland's interim ordinance included in the packet. She said Kirkland received five applications for innovative housing projects in response to the ordinance.

Ms. Johnson asked the commissioners in which zone(s) would they like Burien to allow housing demonstration projects. Chair Garcia asked how many of the Kirkland projects were considered successful demonstrations. Ms. Johnson replied that Kirkland has very stringent design standards, and it appears that, perhaps because of the design standards or other barriers, cottage developments do not provide sufficient return on investment for developers; many jurisdictions have not seen many cottage developments.

Commissioner Olsen asked for the information about the five Kirkland projects by the next meeting so he examine the statistics about them. He said he has observed that "affordable" housing units rarely stay affordable. He also said he prefers using the term "housing diversity" instead of "affordability" because, in his mind, it avoids a stigma that those with less income deserve lesser housing.

The general consensus among the commissioners was that innovative housing demonstration projects should be allowed in all single-family zoned areas, assuming all development regulations can be met.

Commissioner Olsen asked how projects built as affordable housing in the urban center will be maintained as affordable as economic forces work to change them to market rate because of the proximity to the downtown core, noting other instances in the Puget Sound area when that has occurred. Chair Garcia said having as many options as possible helps to alleviate that. Ms. Johnson said the commission can specify what level of affordability they want as part of the demonstration projects.

The commissioners agreed to a demonstration project term of three years, with annual evaluation by the Planning Commission, and no more than four projects within that three-year period. They said want all types of innovative housing to be considered, scattered throughout the city so no area feels burdened by them and they can be shown to fit into any neighborhood. Ms. Johnson said that for the next meeting she can prepare an illustration of what a 1,500-foot radius between projects could look like given Burien's physical size. The commissioners said she could even show half-mile to one-mile radii if she thinks that would work better.

Vice Chair Guizlo said he would like to see staff's analysis of what criteria would meet the definition of affordability in Burien. He also asked if, sometime in the future and unrelated to this agenda item, a representative of ARCH or a similar organization come do a tabletop on affordable housing in South King County. Ms. Johnson responded that she can ask.

OLD BUSINESS

A. 2019 Comprehensive Plan Amendment and Zoning Code Amendments on the Missing Middle

Ms. Johnson reminded the commissioners of the work they have done thus far on accessory dwelling units (ADUs). She said Attachment 1 to the packet memo is draft ADU code language, including an amended definition for an ADU, as requested by the Commission. She reviewed the key points in the draft language.

Chair Garcia said the commission would like to receive quarterly reports on applications received for ADUs.

Ms. Johnson then drew the commissioners' attention to Attachment 2, a map illustrating the various single-family zones throughout the city and what percentage of total land area of parcels within the city occupy each zone. She noted that the majority of the city, at 65.5 percent, is zoned RS-7,200, residential single family with a minimum lot size of 7,200 square feet. She explained some of the

housing options the commission may recommend for increasing density in the various zones. Consensus was that the preferred model is Auburn's, with some modification to allow cottage development. The commissioners said they would like to discuss cottage housing and duplexes to four-plexes in the RS-12,000 zone and the applicable design standards at their next meeting.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Olsen said he pulled some statistics from the Northwest Multiple Listings Service for the Puget Sound region to give the commissioners and idea of where Burien is in terms of housing. He said Burien has had only $246 million in housing sales in the last 12 months, compared to Kirkland at $1.5 billion, Seattle at $8 billion, and Tacoma at $1.6 billion. He added that the median housing price in Burien is $449,000, compared to $795,000 in Kirkland, $690,000 in Seattle, and $310,000 in Tacoma. He said part of the reason Burien's figures are so low in comparison is that there is not much to draw people to Burien.

Commissioner Guizlo thanked Ms. Johnson for the single-family zoning map she included in the packet, saying that it helped him visualize how much of the city is zoned single family.

Chair Garcia said the BEDP was informed that the property where the Grocery Outlet is located is on the market. He also said there is a new restaurant inside the Guadalupe Market on 128th and Ambaum that he has tried out and enjoyed. He concluded by saying White Center has begun its sub-area plan update, which may include some zoning changes. He said he would like to know what Normandy Park is doing in terms of long-range planning as well.

DIRECTOR'S REPORT

Ms. Johnson said the new Community Development director, Susan McLain, formerly of the City of Seattle, will begin her job on Monday, August 19th. She may attend the next Planning Commission meeting.

She also encouraged the commissioners to attend or watch on TV the next City Council meeting as there are a number of items of interest on the agenda.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting was made by Vice Chair Guizlo and seconded by Commissioner Hahn. **The vote was 6 in favor, 0 against.**

The meeting adjourned at 8:50 p.m.

APPROVED: Sept. 11, 2019

~~Hugo Garcia, chair~~ Chris Guizlo, Vice Chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
August 28, 2019
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, watch the video-stream available at http://burien.vod.castus.tv/vod/ .

CALL TO ORDER

Chair Hugo Garcia called the August 28, 2019, meeting of the Burien Planning Commission to order at 7:01 p.m.

ROLL CALL

Present: Ryan Davis, Hugo Garcia, Christopher Guizlo, August Hahn, and Joe Hauser

Absent: Kim Davis, excused; Curtis Olsen, unexcused

Administrative staff present: Thara Johnson, senior planner; Susan McLain, Community Development Department director

AGENDA CONFIRMATION

Motion was made by Vice Chair Guizlo and seconded by Commissioner Hahn to confirm the agenda.

Direction/Action

The vote was 6 in favor, 0 against.

APPROVAL OF MINUTES

The minutes of the August 14, 2019, meeting were not ready for approval and will be provided in the packet for the next commission meeting.

PUBLIC COMMENT

None.

NEW BUSINESS

None.

OLD BUSINESS

A. Affordable Housing Demonstration Project(s) – Discussion

Thara Johnson, senior planner, briefly reviewed discussion the commission has had on affordable housing demonstration projects to date and the requests for further information she received from the commissioners at the previous meeting. She noted that the City has been approached by a number of different entities expressing interest in pursuing a potential affordable housing pilot program. She said that based on the commission's direction at the last meeting she has written a draft ordinance addressing an affordable housing demonstration program to be discussed this evening.

Ms. Johnson reminded the commissioners that they had requested data on existing affordable housing projects in the Puget Sound region to help them determine what parameters defining "affordable" housing should be included in a Burien ordinance. She showed the commissioners a chart detailing the

ARCH (A Regional Coalition for Housing) data on progress toward affordable housing targets in East King County cities. She also showed them a map illustrating the possible 1,500-foot radius separation distance from other affordable housing projects, noting that the 3,000-foot radius that the commissioners also previously discussed would be twice what is shown on the map.

Ms. Johnson told the commissioners the goal is to conduct a public hearing on the proposed ordinance at their Sept. 25th meeting.

The commissioners confirmed that they would like affordable housing demonstration projects to be allowed in all residential zones in the city, provided all other development requirements and standards are met. They also confirmed a three-year time span and said they would like a total number of four projects for the pilot program plus an additional project designated for lowest income bracket.

The commissioners also confirmed the housing types should include cottages, compact single-family, duplexes or triplexes, tiny houses, micro-housing units, modular units, and combinations of those types. Ms. Johnson noted that the draft ordinance includes a neighborhood meeting requirement in order to address any neighborhood issues early in the process. Vice Chair Guizlo voiced concern that residents in the city need to begin receiving education about the interim ordinance as soon as possible so they can make informed comments at the upcoming public hearing. Ms. Johnson agreed.

The commissioners agreed to a minimum separation of 1,500 feet between demonstration projects. They agreed the income income level targeted by the projects should be 50 percent of the area median income, with the fifth project targeting 0-30 percent of median income. Ms. Johnson noted that the housing needs assessment, which will be undertaken when funding becomes available, will give a more accurate picture of what the median income is in Burien. She said the ordinance could include language specifying that the income limits default to the lowest median income, allowing for the likelihood that Burien's median income will be lower than King County's.

Ms. Johnson reviewed the process for the demonstration projects as previously discussed: evaluation of proposals by the Planning Commission, followed by recommendations to the City Council, which would then make the final determinations whether to proceed.

She said the next steps include working on an outreach plan for the proposed interim ordinance and a public hearing on Sept. 25th. The commissioners expressed interest in making a recommendation to the City Council at the same meeting as the hearing.

B. 2019 Comprehensive Plan Amendment and Zoning Code Amendments on the Missing Middle

Ms. Johnson reviewed the discussion at the previous commission meeting, which looked at housing types in a number of other cities. She said the commission asked that the proposed housing types for Burien be included in a table with those of the other cities in order to provide a visual comparison; the table is Attachment 1 to the staff memorandum for item 6.B. Commissioner Hahn noted an error in the table, allowing single-family detached houses in the multi-family zones. The commissioners agreed, with the elimination of single-family detached houses in the multi-family zones, to the scenario for Burien presented in the table.

She drew the commissioners' attention to Attachment 2, which includes samples of development standards for cottage housing from the cities of Tigard, Ore., and Newcastle. She noted that most jurisdictions have a similar framework for their cottage regulations, while there are some differences in the specific provisions. Commissioner Hauser said he is leaning toward Tigard's approach as it seems less constrictive than Newcastle's. Commissioner Ryan Davis agreed that cottage developments should be encouraged with simple regulations.

The consensus was the Tigard approach is the preferred approach, with the elimination of the minimum lot area and the addition of a minimum 10 percent variety in the architectural design of the cottages in the development. A minimum of four cottages would be required, but the maximum number of cottages would be determined by the underlying density for the zone in which the project is located and limited to a maximum of two times the base density. The commissioners agreed that the Tigard model for

required parking is their preferred option, with the requirement for parking within one-quarter mile of a transit stop reduced by half.

Ms. Johnson then moved to attached dwelling unit standards, noting that she supplied three examples as Attachment 3 to her memorandum. The consensus was the Newcastle example is preferred, as it is less restrictive.

She said she will incorporate the commissioners' preferences and bring the draft code language to them at the next commission meeting.

C. Urban Center Plan Update

Ms. Johnson reported that she gave a presentation on the Urban Center Plan update to the City Council at its August 19th meeting. She said they suggested including the Parks' Annex within the boundaries of the urban center and moving the western boundary a little further to the west. She said they want to see more information as the commission moves forward with developing the draft plan. She said they also were concerned that there be implementation measures in place to address things like affordable housing and displacement risk and other possible adverse impacts.

PLANNING COMMISSION COMMUNICATIONS

Vice Chair Guizlo thanked Ms. Johnson for the very comprehensive meeting packet that addressed a lot of the commissioners' questions.

DIRECTOR'S REPORT

Ms. Johnson introduced Susan McLain, the new Community Development Department director. Ms. McLain gave a brief summary of her background and said she is excited to be a part of Burien.

Ms. Johnson told the commissioners they are eligible to attend the annual conference of the Washington state chapter of the American Planning Association, which this year is Oct. 16 and 17 in Tacoma. She advised them to let her or Susan Coles, Community Development Department assistant, know if they would like to be registered for the event.

She also told them about upcoming opportunities to attend "A Short Course on Local Planning," presented by the Washington state Department of Commerce. Chair Garcia and Vice Chair Guizlo expressed interest in some topic-specific training as well.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting was made by Vice Chair Guizlo and seconded by Commissioner Ryan Davis. **The vote was 6 in favor, 0 against.**

The meeting adjourned at 8:36 p.m.

APPROVED: Sept. 11, 2019

~~Hugo Garcia, chair~~ Chris Guizlo, Vice Chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
September 25, 2019
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, watch the video-stream available at http://burien.vod.castus.tv/vod/ .

CALL TO ORDER

Chair Hugo Garcia called the September 25, 2019, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Ryan Davis, Hugo Garcia, Christopher Guizlo, August Hahn, and Joe Hauser

Absent: Kim Davis, excused; Curtis Olsen, unexcused

Administrative staff present: Thara Johnson, senior planner; Susan McLain, Community Development Department director

AGENDA CONFIRMATION

Motion was made by Vice Chair Guizlo and seconded by Commissioner Hahn to confirm the agenda.

Direction/Action

The vote was 5 in favor, 0 against.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Guizlo and seconded by Commissioner Hahn to approve the minutes of the September 11, 2019, meeting. **The vote was 5 in favor, 0 against.**

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd St., said a letter she provided as testimony for a public hearing last year was not recorded as public comment in the record as it should have been.

PUBLIC HEARING

Chair Garcia opened the hearing at 7:04 p.m.

Thara Johnson, senior planner, gave a brief recap of the proposed affordable housing demonstration program interim ordinance. She noted that the Comprehensive Plan specifically calls upon the City to create a demonstration housing program to test innovative residential designs that may encourage the production of affordable housing. She said the program also would test alternative development standards meant to encourage an increase in the diversity of housing types and levels of affordability.

Ms. Johnson said that from the time the language was added to the Comprehensive Plan in the early 2000s until now, no developer has approached the City expressing a specific interest in such a project. She added, however, that in light of the current regional housing crisis, a number of religious and other nonprofit developers have approached city staff seeking opportunities to develop either additional housing units on

their own property or asking the City to find land that could be developed into affordable housing units. She noted that the City does not own surplus land to provide to developers. Additionally, some private property owners are interested in developing their properties into affordable housing. She noted that the proposed interim ordinance would help address these requests and other housing issues.

Ms. Johnson said some amendments have been made to the draft proposed ordinance based on feedback received from the commissioners at their last meeting; she briefly reviewed the changes.

She also said staff has created a page specific to this topic on the City's website under "Planning Initiatives," and a survey that is open through October 2nd. She said the information has been disseminated through social media (Twitter, Facebook, and Instagram) and announcements on the website. Ms. Johnson said a number of public comments on the proposed interim ordinance already have been received, most within the past day or two; all written comments have been included in a packet placed at each commissioner's place this evening. She noted that all will be included as part of the public record. She also reviewed comments received from the City Council so far.

Chestine Edgar, 1811 SW 152nd St., said she believes the proposed interim ordinance does not protect the single-family neighborhoods in Burien. She questioned whether Burien truly needs more affordable housing and said the survey and the information on the website are inadequate. She asked the Planning Commission to reject the proposed ordinance until a housing inventory survey is completed to determine if additional affordable housing is needed.

Charles Schaefer, 258 S. 156th St., said Cydney Moore is not available to attend the meeting but wanted to express her support for the proposed ordinance. He said he believes the proposed interim ordinance is a first step and asked the commissioners to consider the impacts regulations have in hindering the development of affordable housing. He suggested the commission give highest priority to proposed projects providing the highest number of housing units.

Irene Danysh, 13664 17th Ave SW, spoke in support of the proposed interim ordinance, saying it would be an important first step in addressing Burien's housing needs. She said she believes the need is urgent, especially for homeless people who have an income but can't afford housing, so she hopes more than one of the projects will focus on housing for those with the greatest need. She said workforce housing is an important need.

Greg Marks, 5203 SW Dakota St., Seattle, said he owns property in Burien. He said he appreciates the breadth of the proposed interim ordinance because it allows for many different housing types. He said he believes the density limit of one unit per 3,600 square feet in the RS-7,200 zone is not dense enough and will restrict proposals the city might receive.

Omaha Sternberg, 314 S. 180th Ct., said she believes the proposed ordinance is an important step forward in addressing the need for affordable housing. She said she is concerned about the comments from the City Council regarding tiny homes, saying shelter for homeless people should be the priority, with communal bathrooms and kitchens, rather than requiring each tiny home have them. She said the more requirements placed on tiny home construction, the fewer tiny homes will be built and the fewer homeless people will be sheltered.

In addition, written testimony was received from:

Irene Danysh

Sue and Mark Anderson

Chestine Edgar

Nancy Kick

Ferd Reichlin

Vicky Hartley

Kathy Hazen

Pamela Jorgensen

Debi Wagner

Chair Garcia closed the hearing at 7:44 p.m.

The commissioners briefly discussed the proposed interim ordinance and the feedback received during the hearing and in e-mails.

Direction/Action

Motion was made by Commissioner Hahn and seconded by Vice Chair Guizlo to strike the density section of the demonstration program. **The vote was 5 in favor, 0 against.**

Motion was made by Vice Chair Guizlo and seconded by Commissioner Hahn to approve the proposed Zoning Code amendment as amended to enact interim regulations for Affordable Housing demonstration projects in BMC 19.18 with a finding that the amendment meets the approval criteria of BMC 19.65.100. **The vote was 5 in favor, 0 against.**

NEW BUSINESS

None.

OLD BUSINESS

A. Urban Center Plan Update

Ms. Johnson reported that work is continuing on a draft plan that will be presented to the commissioners sometime within the next few meetings. She noted that the commissioners will begin working on the Comprehensive Plan amendments soon. She said the final advisory committee meeting has been tentatively scheduled for Oct. 22nd to work on specific implementation strategies and policies to be incorporated into the Urban Center Plan. Ms. Johnson said it is anticipated there will be a joint Planning Commission/City Council meeting; the date is still to be determined.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Hauser thanked the community members who participated in the public hearing. Chair Garcia concurred and encouraged the community to continue to be engaged in the process. He also described what he saw during a recent visit to the city of Tigard, Oregon, which has been cited as a comparable example during discussions about housing possibilities in Burien. Chair Garcia mentioned two affordable housing demonstration projects King County is working on and said he is proud of Burien and its residents for being involved in addressing the regional housing problem.

DIRECTOR'S REPORT

Susan McLain, Community Development director, said the City, in response to House Bill (HB) 1923, is apply for a grant from the Washington state Department of Commerce to do a Burien housing survey in preparation for developing a housing action plan. She said the application is due at the end of this month. Ms. McLain said Ms. Johnson has been working with Burien's interjurisdictional partners throughout South King County to create a coordinated approach among the south county jurisdictions.

She said work will continue through the end of this year on Comprehensive Plan amendments, the Urban Center Plan, and the missing middle to help provide a variety of housing types to address the needs of people of various ages, income levels, and life stages. Ms. McLain also said staff is beginning to look at the issue of "essential services facilities," (ESF) which is a type of state-licensed supportive living facility that came to the City's attention last year when a company applied to place an ESF in Burien.

Ms. McLain noted that staff is working with Forterra on the topic of Burien's tree canopy cover. She said a year-long study by Forterra determined that Burien has a 30 percent canopy cover, which is great for an urbanized area. She said work will continue to make sure Burien's trees continue to thrive.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting was made by Commissioner Hahn and seconded by Commissioner Guizlo. **The vote was 5 in favor, 0 against.**

The meeting adjourned at 8:05 p.m.

APPROVED: _____

_____
Hugo Garcia, chair
Planning Commission

DRAFT

Thara Johnson

From: Irene Danysh <irenedanysh@gmail.com>
Sent: Wednesday, September 25, 2019 3:51 PM
To: Thara Johnson
Subject: Letter to the Planning Commission on Demonstration Project for Affordable Housing
Attachments: Letter to the Planning Commission 25 Sept 19.docx

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Dear Thara,
Please find attached my letter to the Planning Commission re: the Demonstration Project for affordable housing.

thank you so much!
sincerely,
Irene Danysh

25 September, 2019

Dear members of the Planning Commission,

I would like to thank you for the fantastic job you are doing in planning for growth in our city, in a way that both meets the urgent needs for more and affordable housing in the city and region, and also works to keep the character of our city as well as enhancing it with innovation and creativity.

Here are some of my personal reasons why I feel what you are doing is urgent, and why I urge you to continue with all policies that you judge can add affordable housing in Burien, especially for the most vulnerable Burienites:

- I live a 3-minute walk from the Alcove, and so I have a number of friends there, who have been having to work long hours, a couple of jobs and squeeze in new roommates just to pay the very high rents there at best, and have had to deal with cockroaches and other uncleanliness in the environment, insecurity, management which does not take their needs or complaints seriously, management which charges exhorbitant fines, at worst. My friends and their families deserve affordable housing.
- I have seen a few minutes' walk from my house at Seahurst Park the folks who might be either living out of their cars, or on occasion a person who was forced to camp in the woods. I ask myself how I would feel in the situation that I was homeless, desperate, feeling shame perhaps, feeling panic, losing confidence in myself because of my failure to house myself – and so I have great compassion for these residents of our city. They deserve emergency solutions.
- I have also noted that all too often I see African-American men on the streets who appear to be homeless, perhaps with a mental issue, and no doubt living in precarious circumstances, whereas they should also be housed. I see the history of our racism in this, and I realize that if there was more housing for the working families on minimum wage, for those whose next step would be to get off the street, there would be more taxpayer dollars to assist those with multiple issue in their lives, like these homeless men.
- When I canvas for people running for City Council in our city and neighboring cities, I hear that overwhelmingly residents are concerned about our homeless population, whether they come at this from a progressive or a conservative perspective. People want to see the City Council address homelessness in a real way, and the new proposal that allows for pilot projects that would cater for some affordable housing developments for those in the 0 – 30% AMI would be a concrete and fast-tracked step in this direction.
- On a positive note, when I walk the streets of other cities and see innovative affordable housing, mixed in with single-family neighborhoods, I so often find them pleasing to the eye, creative, and in fact beautiful. I see that architecturally it is possible to blend into a neighborhood while accommodating duplexes, triplexes and cottages. I can not even see the ADUs and that is also a plus for blending into the neighborhood.
- As I canvas around this city, I meet more and more people who are younger working people, who are open to a mixed urban-suburban city, who welcome our efforts to have diversity of people in diverse income brackets living together, who welcome architectural and social innovation, and who are ready to accommodate growth in our city.
- I'm an environmental activist, we have many in our city, and we have many residents who simply want to see a beautiful and healthy environment in Burien. We all know that growth and

a healthy environment can be compatible if we are smart about it, and I believe your new proposed policies are smart about it.

- Your plan for affordable housing will provide desperately needed housing for those who work among us here in Burien. So many workers are the backbone of our local economy and our city will be an ideal place if they can also live near their jobs. Also, this is crucial to tackling the pollution that haunts us when we all must drive far to our jobs. It is ideal that parents live but also work near their childrens' schools. Accommodating our workforce that lives here and close by is both ideal for forming community and for keeping a healthy environment.

Overall, I'd like to thank you for your efforts because I believe that the problem of affordable housing is extremely urgent, your plans are innovative and progressive, and the opportunity to address housing for the homeless, especially those on the cusp of housing who just need a simple opportunity they can avail themselves of, is absolutely crucial. Both affordable housing and homelessness are two huge issues that would be addressed if your program accommodated not just one pilot for the 0 – 30% AMI range, but for two, and I very strongly urge you to consider this.

I believe our city council will only retain its reputation, and our city also, if we DO move on affordable housing, and housing for the homeless, as urgently and smartly as your current plans propose.

Thank you for your time,

Sincerely,

Irene Danysh

13664 17th Ave SW

Burien WA 98166

Thara Johnson

From: Sue Anderson <susananderson15@gmail.com>
Sent: Wednesday, September 25, 2019 1:27 PM
To: Thara Johnson; Public - Council Inbox
Subject: CTTC - Testimony: Public Hearing on Affordable Housing Demonstration Program

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

September 25, 2019

To the Burien Planning Commission,

This e-mail is to be considered as testimony and evidence for the Public Hearing on Affordable Housing Demonstration Program.

We oppose these changes and amendments to the Comprehensive Plan, zoning and City ordinances. Please enter it in the public record for the Public Hearing.

Thank You,

Sue and Mark Anderson
Burien Residents

Thara Johnson

From: Public - Council Inbox
Sent: Wednesday, September 25, 2019 12:44 PM
To: Thara Johnson
Cc: Monica Lusk
Subject: FW: CTTC - Testimony for the Burien Planning Commission Public Hearing on 9-25-19

From: chestine edgar [mailto:16collingham@gmail.com]
Sent: Wednesday, September 25, 2019 9:22 AM
To: Thara Johnson <tharaj@burienwa.gov>; Public - Council Inbox <Council@burienwa.gov>; Austin Bell <austinb@burienwa.gov>; Bob Edgar <bobe@burienwa.gov>; Lucy Krakowiak <lucyk@burienwa.gov>; Jimmy Matta <jimmym@burienwa.gov>; Pedro Olguin <pedroo@burienwa.gov>; Nancy Tosta <nancyt@burienwa.gov>
Cc: Brian Wilson <BrianW@burienwa.gov>; Lisa Marshall <lisam@burienwa.gov>; Monica Lusk <MONICAL@burienwa.gov>
Subject: CTTC - Testimony for the Burien Planning Commission Public Hearing on 9-25-19

Sept. 25, 2019
To the Burien Planning Commission and Thara Johnson;

This is to be considered as testimony and evidence for the Public Hearing on the Affordable Housing Demonstration Program, scheduled for 9-25-19. Please enter it into the public record for that Public Hearing.

The current packet, file and draft for this Demonstration program is inadequate and should be rejected for the following reasons ;

1. In amendments to the 2018 Comp. Plan-Housing and Land Use elements, it was an understood that before any more housing change were to be made to the Burien Comp. Plan housing goals, policies and city ordinances, the city was to complete a Housing Inventory Survey in 2019. The last time one was done was in 2003.Burien is required to do this but still has not done one. The Planning Dept. has offered lame reasons for why this has still not been completed as of September 25, 2019. The city is hoping someone will give them grants dollars to do it but they are not sure when and if these grant dollars will come to the city. Is there really a need for amending the Comp Plan, zoning and ordinances in single family neighborhoods for these demonstration projects? And right now, the city has no idea of what its housing stock is. Why is it violating it own 2018 Comp Plan in the sequencing of this demonstration program? In spite of not abiding by the city's 2018 Burien Comp Plan, the Planning Department and the Planning Commission(PC) have proceeded on to propose changes to the housing elements and Ordinances for single family neighborhoods and city ordinances? According to the Planning Commission 9-11-2019 draft minutes) a man (Greg Marks a non Burien resident who will not be living on or immediately near the demonstration site) wants to build along the line of "tiny homes" a demonstration project on four acres zoned at RS-7,200 in a single family resident neighborhood.. To the average resident reading the definition provided for "Tiny Houses" on page 15 of 20 of the 9-25-19 PC packet this is totally confusing. What is the 2018 International Residential Code or its successor? No definition is offered in the definition of Tiny Houses. The city currently has no idea or evidence to support that Burien needs four acres of Tiny Houses-which are poorly defined in the proposed amendments.

2. How long will these demonstration projects remain in effect before the city evaluates their efficiency

A sunset clause should be written into these amendment Interim ordinance changes.. Where is the evaluation data from the 2002 Kirkland ordinance and demonstration project this proposed program refers to, page 9 of 20 ? What did the City of Kirkland discover? It obviously didn't do much about it because Kirkland in 2019 still is not meeting it it low income affordable housing targets. That is obvious from the OSPI data for the Lake Washington School District and from the 1993-2008 ARCH study enclosed as background data to this city program file.

3. On page 11 of 20, B, paragraph 2, line 3 and 4, it states that there is an urgent need for addition affordable housing in the community presently. Factually, how does the city know this is true for Burien as the city has not completed a Housing Inventory Survey in 16 years+? According to the Puget Sound Regional Council data (PSRC), Burien has some of the most affordable housing and in all of King County. And according to the HUD and King County Housing Authority data, Burien has a greater abundance of Affordable and Low income affordable than most cities in of all of King County. In fact Burien has such high concentrations of low income affordable housing and affordable housing, that these high concentrations are negatively impacting the performance of the Highline School District. There is data from other agencies that challenges the validity of Criteria B having been met-as the city staff claims.

4. Referring to Criteria C on page 12 of 20 having been met according to the city staff, I strongly question whether this is true. Without having completed a Housing Inventory Survey prior to making these changes to the Comp Plan that will impact single family neighborhoods as well as changing city ordinances to accommodate these projects does not seem to be in the best interest of the community as a whole.

5. The development of this amendment and zoning change document is spotty and confusing. It includes some elements of amendment change and some elements of a zoning change but is missing a number of the criteria as specified by the 2018 Com Plan to justify this change.It is so disjointed in sequence that it is difficult for the average resident to follow the logic of it.

6. The public has received very few details about this proposed program. They have made no comments about it because they didn't know about it. The first working session on it came before the Council on Sept. 23, 2019 where most residents hear about city issues. At that working session, the Council was was confused about the definitions for these definitions in 19.18 on page 10 of 20. And there are only 5 definitions offered. This flies in the face of the very poorly designed survey monkey City survey posted right now online for residents to take. The survey lists 8 different options for demonstration. And there are no definitions given for the 8 types of affordable housing types participants are to vote on per the survey. The question about income requirements is so vague, that the respondent does really know what is being asked..In question #2, not all of the Land Use areas in the city are listed and none of the areas listed are defined for the respondent. Most residents don't know off the top of their heads the definition, criteria or even places in the city that are characteristic of these land uses. The document for the hearing has already decided that 5 types of demonstration projects are to be allowed. In contradiction the community survey suggested that residents will decide on the number (3, 4, or 5). The question #4 about distance between these projects is unclear about what is really being asked. But it appears it has already been decided in the document for this hearing. Both the hearing document and the survey documents are a confused mess and at places seem to contradict each other. I highly doubt this can be considered a valid or reliable survey by professional standards.

7.. I question whether the SEPA document that claims these demonstration projects are a decision of non-significance is accurate as the locations/specific sites in the city that will be impacted by these changes have still not been identified in the city.

The Kirkland Ordinance 3856 that is included in the city staff program folder, page 11 of 27 but that was not included in this Burien hearing document packet (or in the Work Study session for the Council) for amendment, ordinance and zoning change was much more precise and specific in requirements. This Burien document being

presented at this hearing appears to lack important and necessary details to protect the single family neighborhoods of Burien. These are just a few of the reasons that I feel this document and the proposed changes in it should be rejected. Without the Housing Inventory Survey data, I do not believe these proposed changes to the Comp Plan, the city ordinances and the revised interim zoning for single family neighborhoods is in the best interest of Burien, the single family residential neighborhoods or the community of Burien as a whole.

Respectfully,
C.Edgar

Thara Johnson

From: Nancy Kick <imagination.celebration@gmail.com>
Sent: Wednesday, September 25, 2019 12:43 PM
To: Thara Johnson; Public - Council Inbox
Cc: Brian Wilson; Lisa Marshall
Subject: CTTC - Housing Demonstration Program

CAUTION: This email originated from outside of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Greetings Planning Commission and Council!

I would like to thank you, Thara and the Planning Commission for your hard work on developing the Plan/Interim Ordinance to allow the Demonstration Housing in our city. We all know that we are in need of additional housing, especially affordable housing, and I thank you for having the vision and moving forward on at least a small number of projects that will allow the city to determine which types work best for Burien. You are definitely moving in the right direction. And Thara, thank you for your grace and patience throughout the process.

Additionally I urge our Council members to approve this interim ordinance as soon as possible so that people who are waiting in the wings to provide a tiny fraction of the housing we need can get to work. We have a crisis in our city and region that is our inability to provide housing for all of our residents. We need to take action now to provide additional housing. While some of you want to wait for studies to be done determining the exact number of units needed in Burien, I ask you do you seriously think any study is going to show that Burien needs less than these five projects will deliver? We are taking about four units per 7,200 sf lot. There is NO WAY this is overkill or going to come anywhere near what our city needs. Further, each of these projects will require approval - by you.

These projects need to be allowed city-wide as any attempts to NIMBY them to another area of town are inherently unfair and will no doubt further delay the goal of providing housing in Burien. I am copying our City Attorney here because I am curious to know if doing so would open the city up to legal challenges. But more to the point, the suggestion that providing additional housing is a burden on the city is elitist. Our city needs to make decisions that represent all members of the community and I would suggest that certain CMs consider their language more carefully. I believe the phrase "open season" was used which is both offensive and inflammatory.

Please vote to support this program.

Thank you all for your work and for the time you spend guiding and shaping the future of Burien.

Sincerely,

Nancy Kick,
Seahurst Resident

Thara Johnson

From: Ferd Reichlin <f.reichlin@comcast.net>
Sent: Wednesday, September 25, 2019 11:26 AM
To: Public - Council Inbox; Thara Johnson
Subject: CTTC - FW: Affordable Housing project

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

This is to be considered as testimony and evidence for the Public Hearing on the Affordable Housing Demonstration Program. Please put this on the public record for the hearing.

I am against these changes to Comp plan, zoning and city ordinances. This is going to destroy the single family neighborhoods near the site. There is a lot of affordable housing in Burien now. Just look around. There must be a less intrusive site for your experiment.

Ferd Reichlin
13033 15th Ave SW
Burien

Thara Johnson

From: chestine edgar <16collingham@gmail.com>

Sent: Wednesday, September 25, 2019 9:22 AM
To: Thara Johnson; Public - Council Inbox; Austin Bell; Bob Edgar; Lucy Krakowiak; Jimmy Matta; Pedro Olguin; Nancy Tosta
Cc: Brian Wilson; Lisa Marshall; Monica Lusk
Subject: CTTC - Testimony for the Burien Planning Commission Public Hearing on 9-25-19

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Sept. 25, 2019
To the Burien Planning Commission and Thara Johnson;

This is to be considered as testimony and evidence for the Public Hearing on the Affordable Housing Demonstration Program, scheduled for 9-25-19. Please enter it into the public record for that Public Hearing.

The current packet, file and draft for this Demonstration program is inadequate and should be rejected for the following reasons ;

1. In amendments to the 2018 Comp. Plan-Housing and Land Use elements, it was an understood that before any more housing change were to be made to the Burien Comp. Plan housing goals, policies and city ordinances, the city was to complete a Housing Inventory Survey in 2019. The last time one was done was in 2003.Burien is required to do this but still has not done one. The Planning Dept. has offered lame reasons for why this has still not been completed as of September 25, 2019. The city is hoping someone will give them grants dollars to do it but they are not sure when and if these grant dollars will come to the city. Is there really a need for amending the Comp Plan, zoning and ordinances in single family neighborhoods for these demonstration projects? And right now, the city has no idea of what its housing stock is. Why is it violating it own 2018 Comp Plan in the sequencing of this demonstration program? In spite of not abiding by the city's 2018 Burien Comp Plan, the Planning Department and the Planning Commission(PC) have proceeded on to propose changes to the housing elements and Ordinances for single family neighborhoods and city ordinances? According to the Planning Commission 9-11-2019 draft minutes) a man (Greg Marks a non Burien resident who will not be living on or immediately near the demonstration site) wants to build along the line of "tiny homes" a demonstration project on four acres zoned at RS-7,200 in a single family resident neighborhood.. To the average resident reading the definition provided for "Tiny Houses" on page 15 of 20 of the 9-25-19 PC packet this is totally confusing. What is the 2018 International Residential Code or its successor? No definition is offered in the definition of Tiny Houses. The city currently has no idea or evidence to support that Burien needs four acres of Tiny Houses-which are poorly defined in the proposed amendments.

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A sunset clause should be written into these amendment Interim ordinance changes.. Where is the evaluation data from the 2002 Kirkland ordinance and demonstration project this proposed program refers to, page 9 of 20 ? What did the City of Kirkland discover? It obviously didn't do much about it because Kirkland in 2019 still is not meeting it it low income affordable housing targets. That is obvious from the OSPI data for the Lake Washington School District and from the 1993-2008 ARCH study enclosed as background data to this city program file.

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6. The public has received very few details about this proposed program. They have made no comments about it because they didn't know about it. The first working session on it came before the Council on Sept. 23, 2019 where most residents hear about city issues. At that working session, the Council was was confused about the definitions for these definitions in 19.18 on page 10 of 20. And there are only 5 definitions offered. This flies in the face of the very poorly designed survey monkey City survey posted right now online for residents to take. The survey lists 8 different options for demonstration. And there are no definitions given for the 8 types of affordable housing types participants are to vote on per the survey. The question about income requirements is so vague, that the respondent does really know what is being asked..In question #2, not all of the Land Use areas in the city are listed and none of the areas listed are defined for the respondent. Most residents don't know off the top of their heads the definition, criteria or even places in the city that are characteristic of these land uses. The document for the hearing has already decided that 5 types of demonstration projects are to be allowed. In contradiction the community survey suggested that residents will decide on the number (3, 4, or 5). The question #4 about distance between these projects is unclear about what is really being asked. But it appears it has already been decided in the document for this hearing. Both the hearing document and the survey documents are a confused mess and at places seem to contradict each other. I highly doubt this can be considered a valid or reliable survey by professional standards.

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Respectfully,

Thara Johnson

From: Emily Inlow-Hood
Sent: Wednesday, September 25, 2019 9:11 AM
To: Susan McLain; Thara Johnson; Brandi Eyerly; Niomi Montes de Oca; Colleen Brandt-Schluter
Subject: FW: CTTC - September 23, 2019 Study Session

Fyi – re comments on trees and affordable housing.

Emily Inlow-Hood
Communications Officer, City of Burien

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vicky Hartley [mailto:missvickyh@gmail.com]
Sent: Tuesday, September 24, 2019 1:13 PM
To: Public Council Inbox Email <Council@burienwa.gov>
Subject: CTTC - September 23, 2019 Study Session

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

September 24, 2019

To: Burien City Council
council@burienwa.gov

Dear Council Members:
I am writing in response to the September 23, 2019 City Council study session.

I sincerely appreciate the Council addressing both Urban Forestation and Affordable Housing. These are issues that are entwined, because as new zoning and growth to facilitate affordable housing are studied, the impact on how we look at our trees is also affected.

Please consider my thoughts regarding Urban Forestation, as well as the potential for affordable housing:

I am 100% behind increasing Burien's tree canopy. But you can't just plant a tree and you are done.

Judicious thought needs to go into the placement and long term protection of the trees.

Location is a major factor. How big will the tree become? Will it eventually interfere with utilities? Is the tree too close to structures or roads or sidewalks?

The upkeep of the trees, which includes watering and pest control and educated pruning, are all considerations. How are these trees going to be maintained? It's a big responsibility for homeowners to take over the stewardship of trees. And it is also very costly.

The type of trees planted requires awareness. Just because a tree is "native" does not mean that it is an appropriate tree to propagate. Some "native" trees can easily become nuisance trees. Non-natives, such as redwoods, can be just as beneficial to the environment. Some trees grow faster than others. What is the ultimate outcome that you are looking for?

Education programs are helpful. Free tree events are great! But are the recipients of those trees fully aware of the long term commitment to their gifted tree?

In my neighborhood of Boulevard Park, I have recently seen developers come in and remove mature trees without regard to the environment.

In one case, over 2 years ago, a developer came virtually in the dead of night and cleared a wooded wetland that King County had deemed unsuitable for development. Fill material of unknown potential hazardous content was brought in to raise the lot above the stream and what I suppose you would call the floodplain. Further mitigation was to include the planting of native vegetation. That didn't happen before the property was foreclosed on and now has sat vacant for several months. One of the adjoining homeowners that is affected by the stream, has their home on the market. Another adjoining property recently sold. That property is large by most city standards and it is heavily wooded. One can only hope that the new owners show respect for the future of the environment. A third property butting against the formerly declared wetland, is an older couple that doesn't want to move (and perhaps can't afford to), but they have fear for potential flooding due to the removal of the trees next door.

Another large piece of property sold within the last year. The lot was logged of it's large conifers and other assorted trees.Several homes are currently being built. It appears that the development will consist of 2 story homes, with sunny lots, surrounded by small lawns and concrete. Perhaps it wouldn't have been as easy for the contractor to build around the trees. But the long term benefit of the mature trees would have been substantial.

I feel there should be a survey of construction sites to assess tree preservation. Some communities like Bainbridge Island have strict codes regarding trees. To remove a tree you need permits. I realize that would be an inconvenience. But it also could be regarded as environmentally sound practice.

I will not repeat all of the benefits that the presenter from Forterra sited, but I will say, a major health benefit to encouraging more trees is the fact that conifers can remove 50 pounds of particulate from the air per year. Air traffic associated with Seatac airport is a major source of particulate pollution. That particulate matter is proven to be a substantial health concern. It only makes sense to plant more trees, with priority given to conifers.

It also makes sense to maintain the mature trees that already exist. However that maintenance can be expensive. Douglas firs are notorious for their "widow makers". These are broken branches that hang up in other branches. These limbs are known to fall in wind storms, etc. and can potentially cause injury or property damage. Broken limbs need to be removed. There are several diseased conifers scattered throughout Boulevard Park that ideally should be removed to decrease the spread of disease. Are there sources of funding to assist in the continued preservation of trees to keep them safe and healthy?

I give a hearty "yes" to new trees. But there also should be a consideration to the trees that we already have.

Regarding the draft of the Housing Demonstration Program:

There is no doubt that there is a housing crisis that needs to be addressed in multiple, creative, inclusive ways that may seem unconventional.

Twenty years ago, my ¾ acre parcel was my dream. But as I age, it is becoming more difficult to keep up the property. I would like to be able to age in place. And I would also like to make a difference to the community. The now unused portion of my property could be put to better use by development of affordable housing.

Before any development to my property could occur, there are hurdles that need to be addressed. It would be beneficial if there were someone that I could consult as to how to overcome these barriers.

One more thing - referring to this affordable housing program as a "housing project" has negative connotations for some of us of a certain age. Historically, housing projects were not necessarily a place you wanted to live. And more recently, the gentrification of the "projects" in Seattle and White Center displaced people and contributed to the current housing crisis. If calling it a "program" isn't appropriate, maybe someone can come up with better terminology.

Thank you for your time and consideration. I look forward to following the progress of both the issue of Urban Forestation and Affordable Housing.

Sincerely,

Vicky Hartley
Boulevard Park, Burien

As long as poverty, injustice and gross inequality persist in our world, none of us can truly rest.
~ Nelson Mandela

Thara Johnson

From: Kathy Hazen <kathyhazen@hotmail.com>
Sent: Wednesday, September 25, 2019 1:36 AM
To: Thara Johnson
Subject: Affordable Housing

CAUTION: This email originated from outside of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

I am writing to let the Planning Commission know that I support affordable housing, such as tiny homes, backyard cottages, and new multi family apartments, anything really to get homeless individuals and families out of their vehicles and off the streets.

So many do not realize how easily families and individuals can become homeless. I have a child who is at high risk of becoming homeless. S/He has a master's degree and once made over 6 figures. Because of an arrest, which was deferred and considered a misdemeanor and mounting financial problems, s/he has been unable to secure employment or housing. Even though there are laws against asking someone's criminal history, everyone does background checks as well as credit checks. S/he lives with someone under the radar and has had short periods of homelessness.

S/he is a good, responsible citizen who needs affordable housing to get back on her/his feet.

This is one reason that affordable housing in Burien is so important to me. Thank you for your time.

Kathy Hazen

Sent from my iPhone

Thara Johnson

From: Pamela Jorgensen <ptjorgens2@comcast.net>
Sent: Tuesday, September 24, 2019 3:43 PM
To: Thara Johnson
Cc: Ptjorgens2; irenedanysh@gmail.com
Subject: Need for action to provide housing for the homeless

CAUTION: This email originated from outside of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Hello. I have been concerned about our homeless population for quite awhile, but have become even more concerned since I started volunteering at the Community Court and Community Resource Center on Mondays in Burien.

While volunteering I have met people using the Court and the Resource Center who need some stability and a place to safely rest before they will be able to cope with their other issues, such as addiction, mental illness, finding a job, or completing their education.

I hope Burien takes action to create affordable living spaces for people who just need a place to stay while they overcome the problems keeping them from becoming productive members of our community. I believe helping the homeless will benefit all of us, and will be less costly than continuing our current policies.

Regards, Pamela

Pamela Jorgensen
Sent from my iPad

Thara Johnson

From: Public Council Inbox Email
Sent: Monday, September 23, 2019 11:55 AM
To: Thara Johnson
Subject: FW: CTTC - What is really going on at the Marys Place Seattle Burien Hub? The Homeless Hub for South King County?

From: chestine edgar [mailto:16collingham@gmail.com]
Sent: Wednesday, September 18, 2019 4:25 AM
To: Monica Lusk <MONICAL@burienwa.gov>; Public Council Inbox Email <Council@burienwa.gov>; Jimmy Matta <jimmym@burienwa.gov>; Nancy Tosta <nancyt@burienwa.gov>; Bob Edgar <bobe@burienwa.gov>; Lucy Krakowiak <lucyk@burienwa.gov>; Austin Bell <austinb@burienwa.gov>; Pedro Olguin <pedroo@burienwa.gov>; Brian Wilson <BrianW@burienwa.gov>
Cc: Lisa Marshall <lisam@burienwa.gov>
Subject: CTTC - What is really going on at the Marys Place Seattle Burien Hub? The Homeless Hub for South King County?

September 16, 2019

To the Burien City Council and Brian Wilson

Most residents of Burien are of the general belief that the city staff and city council are honest about the business they engage in; that they follow the laws they write and they follow the current Burien City Comprehensive Plan. Perhaps that assumption is not correct? Every member on the council has told the public that they stand for honest and transparent government. And perhaps that is not true?

On February 28, 2018, Burien Hill, LLC submitted an application (File No. PLA 18-0533) to the City of Burien requesting a change to the Burien Comprehensive Plan Land Use Map for the property located at 12845 Ambaum Ave S.W. The application was signed by Jessica Clawson of McCullough Hill Leary, PS. Following the application, the ownership of that property started to shift around from Burien Hill, LLC/C.& H. Kester, LLC to: 1) No Child Sleeps Outside, LLC; 2) Mercer Investment II, LLC; and then to 3) Mary's Place Seattle. In less than 12 months, ownership flipped around more times than a pancake on a Saturday morning breakfast grill. Finally, the claim was that Mary's Place Seattle was the lessee on the property and would be doing non-profit fundraising to pay off this first, permanent property they were buying. It still is unclear who Mary's Place Seattle was actually buying the property from.

The Burien City Council members were unaware until March, 2018 that Mary's Place Seattle was thinking of placing a permanent homeless shelter on that property and it never came up for public discussion at a City Council meeting. Why didn't it? Finally in May, 2018, Mary's

Place Seattle held a public community meeting to discuss what they might be planning to do on the property. During the meeting, one resident asked what residents could do about this plan. Chip Davis/Planning Director told the resident and the audience that nothing could be done about it. That was a peculiar response because, normally, residents can challenge and give input on applications for changes to the Burien Comprehensive Plan. But perhaps Chip Davis was correct because by March 2018, Mary's Place Seattle had already submitted a grant request to the State of Washington for State monies to pay off their debt for the property and building and received it. Even though they didn't owned the property.

Mary's Place Seattle did not disclose to the residents of Burien, the Planning Commission or the City Council that it would be approaching the State and residents of the State to pay off close to half of its debt on this property-property that did not even have the correct land use in 2018 to do the development that Mary's Place Seattle was proposing. Additionally, Mary's Place Seattle did not disclose to the residents of Burien that its intent was to make this property the "Hub" for the homeless families in South King County. Nor were Burien residents given any choice or chance to give input on this issue because Mary's Place Seattle was not totally honest of what they had told the State of Washington they intended to do with this property. Contrary to what many residents thought, this housing development will not be affordable housing for Burien's residents but rather it will become the Hub housing for the homeless families in South King County.

Not all of the documents from the Washington State Department of Commerce have yet been received relating to the two grants Mary's Place Seattle was awarded. But the Department of Commerce has confirmed that two grants were awarded. The Community Capital Facility staff has confirmed that there was a 2018 grant and a 2019 grant awarded to Mary's Place Seattle.

The 2018 grant (19-96619-048) for $485,000.00 has been executed and closed. The 2019 grant (20-96627-153) for $2,009,000.00 has not yet been executed and closed. The contract was only signed by the attorney general on September 11, 2019 and it has not yet been signed by the Department of Commerce or Mary's Place Seattle. Two Public Records requests for Marys Place Seattle grant information have been submitted and Department of Commerce has located a total of 935 potentially responsive email (documents). On the 2018 grant application for State monies, Mary's Place Seattle stated that the purpose for the monies was to "create a Mary's Place Hub for the homeless in South King County." It seems very strange to have applied for a State grant on a piece of property that Mary's Place Seattle didn't even own? This is from the Dept. of Commerce, The Burien site was purchased in May 2018 with a donor loan of $5M and $500,000 from the 2018 Capital Budget. The building loan will be paid off with this funding, allowing Mary's Place to move forward with plans for affordable housing on the site." In 2019, an additional $2,009,000.00 from the State Capital Budget will pay off part of the Donor's Loan per the Mary's Place Seattle's second grant application to the State.

How is it that no one in Burien was informed of the State potentially having a say or interest in the future of this land and site development? Or, that Burien was to be the "hub" of the homeless in South King County? Especially, when neighborhood residents potentially would have to appeal any city land use decision to the Growth Management Hearings Board which is a State appointed and controlled Board?

Perhaps selected City Council members did know about what was happening? And that is perhaps why Council member Austin Bell publicly claimed that he was voting for a change to the Comprehensive Plan Map even before the city staff wrote its findings on the Burien Hill, LLC request to change the Comprehensive Plan *Land Use* Map.

Who is really setting the direction for the City of Burien? It certainly is not Burien residents. So who decided that Burien was to become the permanent Hub for homeless families in South King County? This seems to be an extreme burden for a small, resource poor, city to carry. Burien is already over saturated with low income affordable housing and low income students and families. The OSPI data for the Highline School District already illustrates that. Because this Mary's Place Hub has now been financed in part by Washington State, it certainly follows the State will have an extreme interest and political power in what happens here in Burien. So, based on this intertwined relationship:

1. Can the residents of this neighborhood even get fair zoning for their neighborhood concerns?
2. Who will have to finance the building of a new school for this area of Burien with the increased number of students added to this neighborhood?
3 What will be the impact to the school district educationally, financially and assessment wise with this increased enrollment of low, low income and medically fragile students?
3. Who will have to pay for the increased public services needed for this high needs, low, low income affordable housing development? Fact-In the amendment application to the city, Marys Place claimed it was going to put in a full income range of housing units on the site.
4. How could the Shorewood Neighborhood have received an impartial hearing and decision from the State appointed Growth Management Hearings Board based on the State's investment in the Marys Place Seattle Burien Hub ? Fact-The neighborhood was never informed that the State was politically and monetarily invested in the purchase of this property even before a Burien Land Use Map decision was reached.

Even more curious is which Burien elected 34th District Representative? put this on the State Capital Budget as a Community Capital Facility grant without at least discussing this with the residents of Burien? Or with all the City Council members? Or with the City staff? Or with the Highline School District? Or with Highline Hospital? Burien residents have a right to know what is going on with this Hub project and a right to know what kind of funding, resources or police and fire services the city and taxpayers are going to have to fund in the future for the

Mary's Place Hub and all of the homeless families in South King County. How will this impact taxes for the average Burien property owner because Burien operates almost exclusively off of residential property taxes. How about some honesty and transparency on this issue? Why hasn't this been discussed at a City Council meeting? Why hasn't this been shared with Burien residents?

Respectfully,
C. Edgar

Thara Johnson

From: Public Council Inbox Email
Sent: Monday, September 23, 2019 11:55 AM
To: Thara Johnson
Subject: FW: CTTC - Fully support efforts of Affordable Housing Demonstration Program

From: Irene Danysh [mailto:irenedanysh@gmail.com]
Sent: Monday, September 23, 2019 11:10 AM
To: Public Council Inbox Email <Council@burienwa.gov>
Subject: CTTC - Fully support efforts of Affordable Housing Demonstration Program

Dear City Council Members,

Thank you for the efforts you are making to direct the City to prioritize affordable housing. Residents of Burien, I believe, are in full agreement with these efforts!

I would like to ask you to consider that there are 2 types of "missing middle" that really matter to us as residents and you as our elected officials - both the missing middle of families who have income, even two incomes, but struggle to afford a modest home, and also people who badly need the very simplest form of housing, like low-income apartments, ADUs and tiny homes - this type of missing middle is transitional housing for the folks who are living with friends, living in cars, living in shelters and living in tents.

If you can please address this missing middle, this enormous gap for housing, you will simultaneously address the issue that concerns Burien residents almost more than any other issue, homelessness. Homelessness generates crime, troubled children and youth, drug issues, mentally ill adults coping with terrible stress, suffering in our society generally, and painful consciences for all of us.

Thank you for addressing affordable housing of every kind!
Sincerely,
Irene Danysh

Thara Johnson

From: Public Council Inbox Email
Sent: Monday, September 23, 2019 11:54 AM
To: Thara Johnson
Subject: FW: CTTC - land use
Attachments: Disproportionate Slides.pptx

From: Debi Wagner [mailto:debi.wagner@icloud.com]
Sent: Monday, September 23, 2019 9:34 AM
To: Public Council Inbox Email <Council@burienwa.gov>
Subject: CTTC - land use

I recently watched the August 28 planning commission meeting where discussions and decisions were made to allow a change in zoning for moderate and low density single family neighborhoods to be used for an experiment in affordable housing units including adding low income and very low income (0-30,000) multi-family housing. This will be a disaster. This plan to ruin the integrity of neighborhoods and further stress the budget of Burien is in violation of the vision and comprehensive plan and destroys the principles Burien was founded on which was to preserve these neighborhoods and get out from under King County planning to place high density multi family units next to and within low and moderate density single family neighborhoods.

This is called an experiment because it is not being done in other cities in the county and for good reason. High density multi-family low income housing brings a need to manage services, utilities, parking, road capacity, room in local schools, social services support, etc. all of which are budget issues for the city that have very little gain from increased revenue. Burien is facing a budget deficit in 2020 and this added stress pushes the city closer to crisis mode with little options for recapturing needed revenue. The city already has more affordable housing than other cities in the county, has met all targets for providing such uses through 2035 where other cities, many without budget constraint, in the county have not met their targets for decades.

This experiment will allow multiple units on single family lots, including shipping container homes, tiny homes, cottages, etc. Where will parking be added? This adds impervious surfaces that further adds to storm water and environmental problems including warming effects. This plan will reduce tree canopy. This plan will add to an already problematic road capacity and degradation problem the city is struggling to address. Our schools are poor functioning and at capacity.

I am attaching a King County map which show that Burien has the highest number of cost-burdened renters in the county. Burien also has a very high amount of environmental justice eligible population, those predominately low income and minority experiencing a high and adverse environmental impact. Again, I will stress the fact that this stresses the city budget at a time when Burien needs to turn a corner for high quality development and robust economic development and high paying job opportunities.

Please save Burien from this reckless and irresponsible plan and vote against this proposal.

Debi Wagner

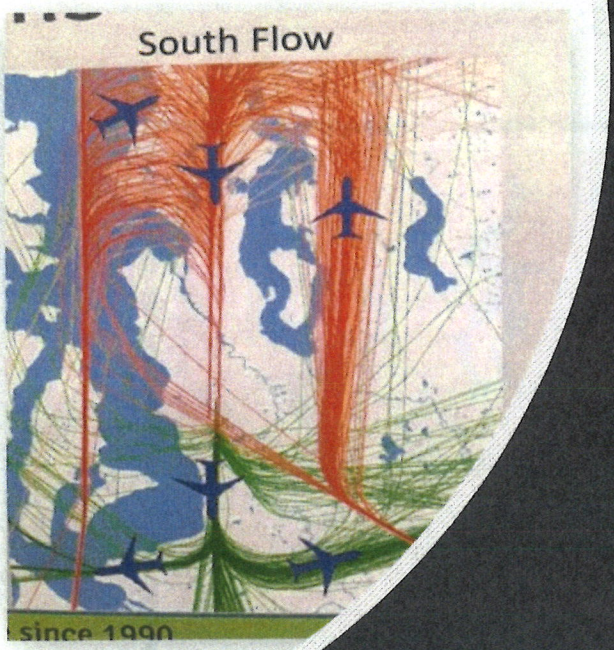
Disproportionate Impacts
Maps: King County Health, State Department of Health, EPA EJ Screen, Port of Seattle, Flight Pattern Kids

Cities in South King County experience a high level of disproportionate impacts from Sea-Tac Airport operations. Existing condition include:

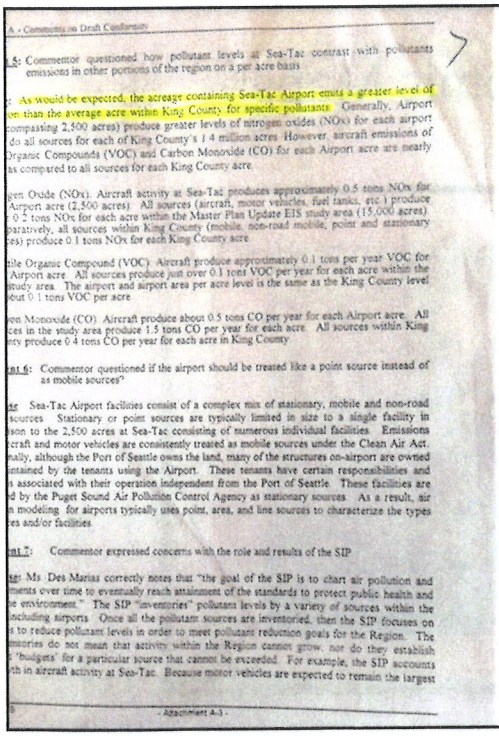
- Low income residents, highest poverty levels in the county, many areas predominately minority eligible for Environmental Justice consideration
- Language barriers
- Higher illness rates
- Lower life expectancy
- Less access to healthcare
- Highest concentrated noise levels in the state
- Highest concentrated emissions in the county
- 90 to 100th percentile of risk, exposure and negative health outcomes

Highest noise levels

- Recent studies have found that the 45 db interior noise level Sea-Tac used as the maximum is not protecting health. WHO recently found that 40 interior noise is the maximum people should be exposed to for proper rest and sleep. This means that the entire noise mitigation program is deficient and should be retrofitted. Costs have not been estimated.
- Studies have found that noise levels typical of airport environments can cause cardiovascular effects, diabetes, hypertension, spike in blood pressure, delay in cognitive development and learning detriments in children.



FAA states the aircraft have a ground level impact on air quality when below 3,000 feet. Regional impacts below this level follow the concentrated flight path north and south of Sea-Tac, Auburn/Kent Valley for both Sea-Tac and Boeing Field.



A - Comments on Draft Conformity

1.5: Commentor questioned how pollutant levels at Sea-Tac contrast with pollutants emissions in other portions of the region on a per acre basis

: As would be expected, the acreage containing Sea-Tac Airport emits a greater level of on than the average acre within King County for specific pollutants. Generally, Airport compassing 2,500 acres) produce greater levels of nitrogen oxides (NOx) for each airport do all sources for each of King County's 1.4 million acres. However, aircraft emissions of Organic Compounds (VOC) and Carbon Monoxide (CO) for each Airport acre are nearly as compared to all sources for each King County acre.

gen Oxide (NOx): Aircraft activity at Sea-Tac produces approximately 0.5 tons NOx for Airport acre (2,500 acres). All sources (aircraft, motor vehicles, fuel tanks, etc.) produce 0.2 tons NOx for each acre within the Master Plan Update EIS study area (15,000 acres). paratively, all sources within King County (mobile, non-road mobile, point and stationary es) produce 0.1 tons NOx for each King County acre.

tile Organic Compound (VOC): Aircraft produce approximately 0.1 tons per year VOC for Airport acre. All sources produce just over 0.1 tons VOC per year for each acre within the study area. The airport and airport area per acre level is the same as the King County level bout 0.1 tons VOC per acre.

on Monoxide (CO): Aircraft produce about 0.5 tons CO per year for each Airport acre. All ces in the study area produce 1.5 tons CO per year for each acre. All sources within King nty produce 0.4 tons CO per year for each acre in King County.

nt 6: Commentor questioned if the airport should be treated like a point source instead of as mobile sources?

se: Sea-Tac Airport facilities consist of a complex mix of stationary, mobile and non-road sources. Stationary or point sources are typically limited in size to a single facility in son to the 2,500 acres at Sea-Tac consisting of numerous individual facilities. Emissions rcraft and motor vehicles are consistently treated as mobile sources under the Clean Air Act. nally, although the Port of Seattle owns the land, many of the structures on-airport are owned ntained by the tenants using the Airport. These tenants have certain responsibilities and s associated with their operation independent from the Port of Seattle. These facilities are d by the Puget Sound Air Pollution Control Agency as stationary sources. As a result, air n modeling for airports typically uses point, area, and line sources to characterize the types es and/or facilities.

nt 7: Commentor expressed concerns with the role and results of the SIP.

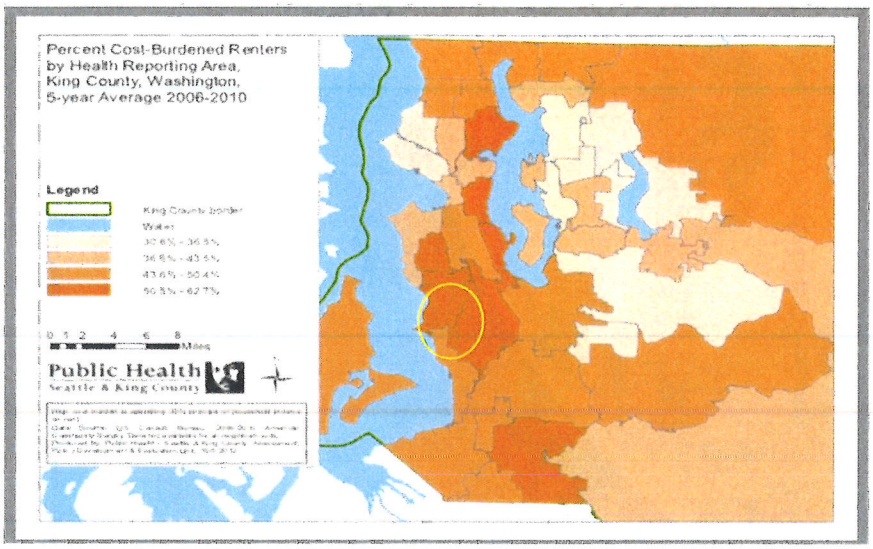
se: Ms. Des Marias correctly notes that "the goal of the SIP is to chart air pollution and ements over time to eventually reach attainment of the standards to protect public health and e environment." The SIP "inventories" pollutant levels by a variety of sources within the cluding airports. Once all the pollutant sources are inventoried, then the SIP focuses on t to reduce pollutant levels in order to meet pollutant reduction goals for the Region. The ntories do not mean that activity within the Region cannot grow, nor do they establish 'budgets' for a particular source that cannot be exceeded. For example, the SIP accounts th in aircraft activity at Sea-Tac. Because motor vehicles are expected to remain the largest

- Attachment A-1 -

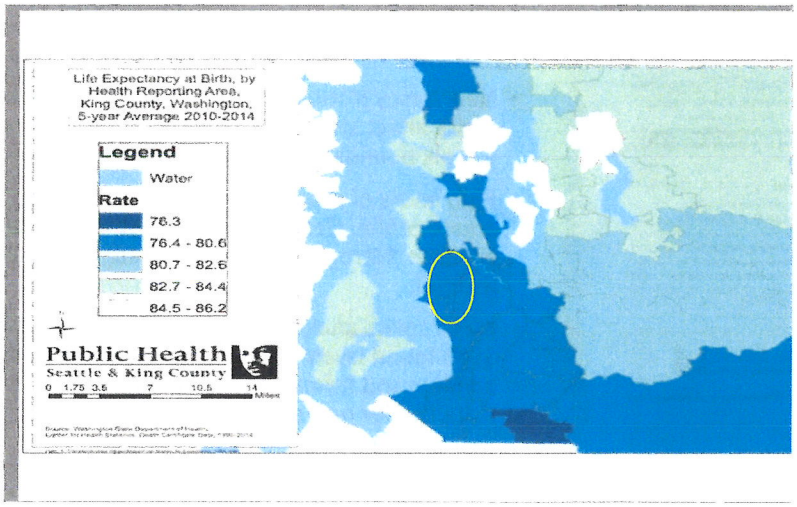
Highest emissions per acre

- New Jersey Institute of Health found that airport related air toxics affect an area 10 miles in circumference around an airport boundary with levels 10 times higher than average.
- High levels of nitrogen oxides combined with hydrocarbons create ozone. Ozone causes lung structure damage in children. Nitrogen oxides contribute to lung illness and asthma.
- An air toxics analysis in neighborhoods around Sea-Tac in 1993 found levels of several pollutants including benzene, acrolein and formaldehyde, well above those allowed by state law for new sources of toxic emissions.

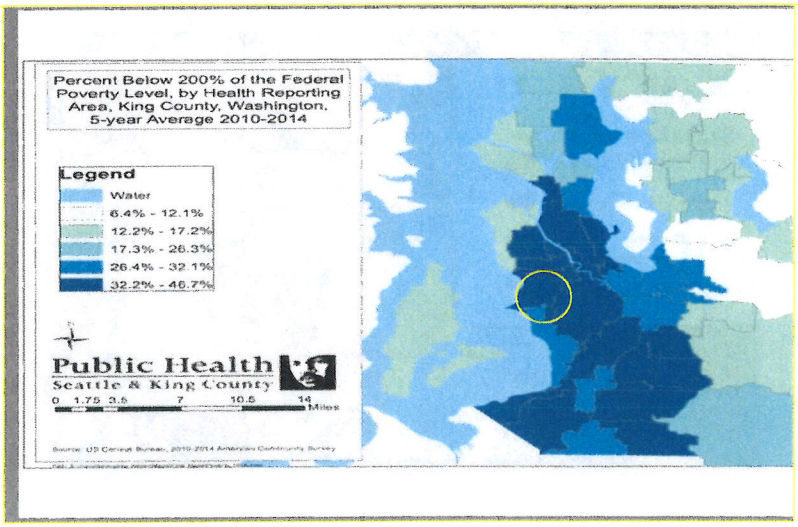
King County Health Maps: Cost Burdened Renters



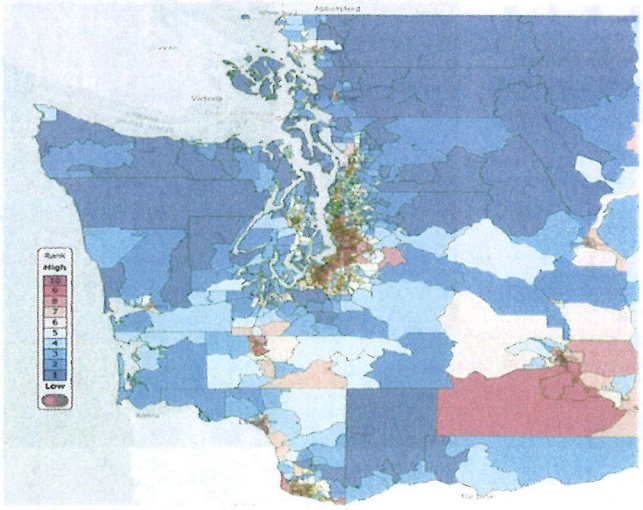
King County Health Maps: Life Expectancy



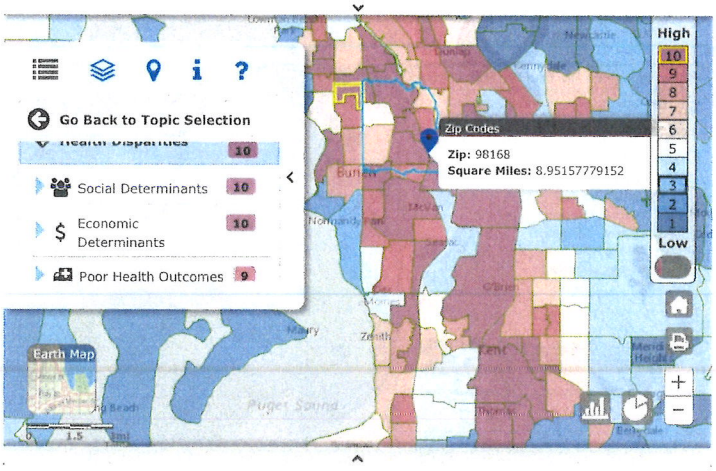
King County Health Maps: Poverty

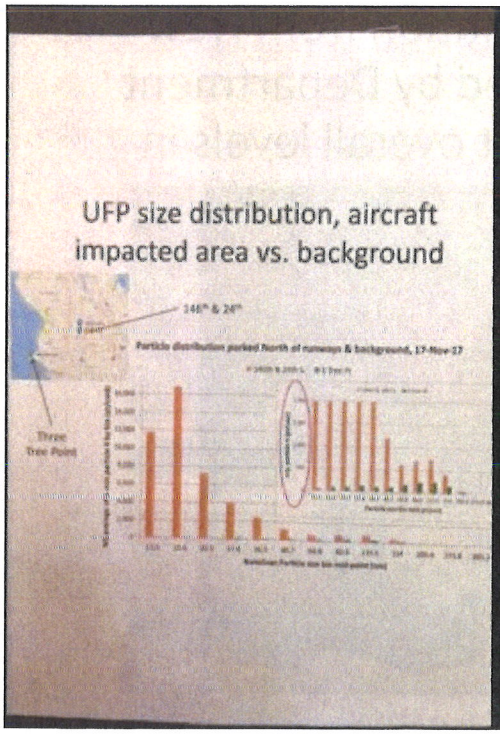


Disproportionate impacts of pollution from New Mapping tool (DEOHS) developed by Department of Health and UW shows highest overall levels in South King County



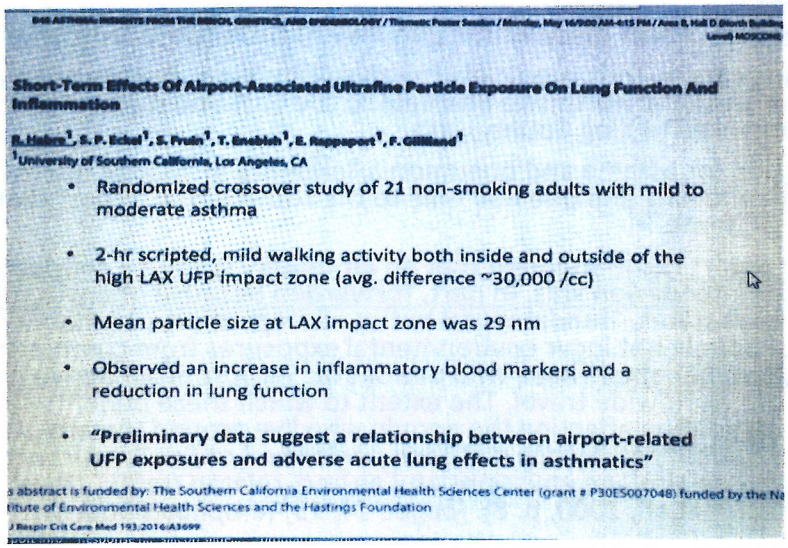
EPA EJ Screen census tracts near Sea-Tac Airport in the 90th to 100th percentile of risk, exposure and negative health outcomes.





Current UW investigation of Ultrafine Particulate (UFP) finding highest levels in the flight paths for landings at Sea-Tac Airport. The small green bars in the graph to the right are from Three Tree Point while the orange bars off the chart are from the flight path

Asthma patients experience Lung Inflammation and reduced lung function while walking in a flight path



B48 ASTHMA: INSIGHTS FROM THE BENCH, GENETICS, AND EPIDEMIOLOGY / Thematic Poster Session / Monday, May 16/9:00 AM-4:15 PM / Area B, Hall D (North Building Level) MOSCONE

Short-Term Effects Of Airport-Associated Ultrafine Particle Exposure On Lung Function And Inflammation

R. Habre[1], S. P. Eckel[1], S. Fruin[1], T. Enebish[1], E. Rappaport[1], F. Gilliland[1]
[1]University of Southern California, Los Angeles, CA

- Randomized crossover study of 21 non-smoking adults with mild to moderate asthma
- 2-hr scripted, mild walking activity both inside and outside of the high LAX UFP impact zone (avg. difference ~30,000 /cc)
- Mean particle size at LAX impact zone was 29 nm
- Observed an increase in inflammatory blood markers and a reduction in lung function
- **"Preliminary data suggest a relationship between airport-related UFP exposures and adverse acute lung effects in asthmatics"**

s abstract is funded by: The Southern California Environmental Health Sciences Center (grant # P30ES007048) funded by the Na
titute of Environmental Health Sciences and the Hastings Foundation
J Respir Crit Care Med 193;2016:A3699

State Department of Health found statistically significant higher than average asthma cases in zip code 98168 directly north of Sea-Tac Airport

Hospitalization: Age Adjusted Rate

Diagnosis Group	Year	Geography	Age	Gender	Count	Population	Age-Adjusted Rate	Age-Adjusted Lower CI	Age-Adjusted Upper CI	
##Malignant neoplasm of trachea bronchus and lung (162)	2011-2015	State Total	All	All	9168	34497650	23.74	23.25	24.25	
##Malignant neoplasm of trachea bronchus and lung (162)	2011-2015	King	All	All	2326	10008810	23.27	22.31	24.26	
##Malignant neoplasm of trachea bronchus and lung (162)	2011-2015	98168_Seattle_King	All	All	34	172403	23.66	16.13	33.8	
##Malignant neoplasm of trachea bronchus and lung (162)	2011-2015	98198_Seattle_King	All	All	46	174919	24.59	17.94	33.12	
##Malignant neoplasm of brain (191)	2011-2015	State Total	All	All	3373	34497650	9.03	8.72	9.35	
##Malignant neoplasm of brain (191)	2011-2015	King	All	All	1011	10008810	9.68	9.08	10.31	
##Malignant neoplasm of brain (191)	2011-2015	98168_Seattle_King	All	All	18	172403	11.15	6.55	18.29	
##Malignant neoplasm of brain (191)	2011-2015	98198_Seattle_King	All	All	20	174919	10.44	6.26	16.58	
##Asthma (493)	2011-2015	State Total	All	All	20274	34497650	58.78	57.96	59.6	
##Asthma (493)	2011-2015	King	All	All	5847	10008810	61.98	60.38	63.62	
##Asthma (493)	2011-2015	98168_Seattle_King	All	All	128	172403	75.34	62.68	90.26	p=0.0144 Elevated Compared to State
##Asthma (493)	2011-2015	98198_Seattle_King	All	All	102	174919	58.19	47.27	71.01	

WA Hospital Discharge Data, Comprehensive Hospitalization Abstract Reporting System (CHARS) 1987-2015. Washington State Department of Health, Center for Health Statistics, Community Health Assessment Tool (CHAT), August 2016.
OR State Hospital Discharge Data 1987-1999. Office for Oregon Health Policy and Research.
Oregon State Inpatient Database (SID) 2000-2014.Healthcare Cost and Utilization Project (HCUP), Agency for Healthcare Research and Quality. Community Health Assessment Tool (CHAT), August 2016.

A March 2000 report prepared jointly by DOH, the Washington State Department of Ecology, the Puget Sound Clean Air Agency, Public Health—Seattle and King County and several other agencies and community representatives found that, in the SeaTac Airport area, there are statistically significantly higher rates of the following conditions:

"• lung cancer cases within one mile of the airport compared to the rest of King County and to Washington State;

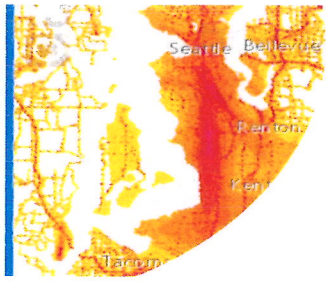
• oral and pharyngeal cancer cases within one mile of the airport compared to Washington State;

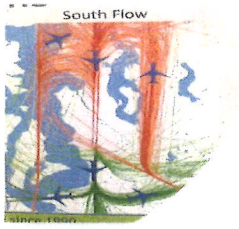
• deaths from lung cancer and chronic obstructive pulmonary disease in an area approximately three miles to the west and north and one mile to the east and south of the airport (defined by census tracts) compared to King County; and

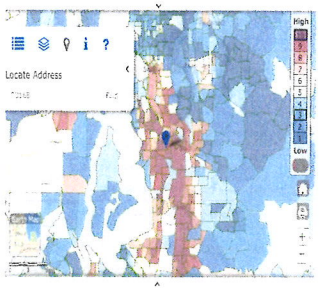
• hospital admission for asthma and pneumonia/influenza in an area approximately three miles to the west, north and east and one half mile to the south of the airport (defined by zip codes) compared to King County.

The March 2000 report recommended that an air quality study be conducted around SeaTac Airport. This recommendation was, in part, forwarded because of environmental justice concerns. The report states, "fundamental to the concept of environmental equity is the value that one group of people not incur environmental exposures from commercial activities from which another group benefits. Those who use SeaTac Airport often derive great financial and other benefits from worldwide travel. The extent to which these benefits come at the expense of environmental degradation affecting the people who live around the airport is unknown, since a ***comprehensive air quality study has not been performed at SeaTac Airport*** to determine the impacts attributable to airplane emissions and airport-related traffic" (Washington State Department of Health et al., 2000, p. 8). *[pages 14, 15] (emphasis added)*

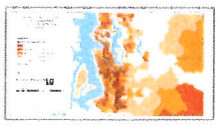
Highest noise, highest emissions, highest risk, highest poverty levels, high negative health outcomes

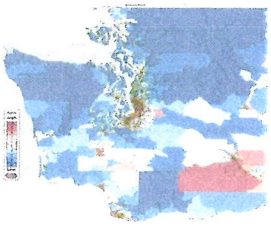






King County Health Maps:
Low Income







Susan Coles

From: Debi Wagner <debi.wagner@icloud.com>
Sent: Wednesday, September 25, 2019 1:52 PM
To: Public - Planning Commission
Subject: Fwd: land use
Attachments: Disproportionate Slides.pptx; Disproportionate Slides.pptx

Dear Commissioners:
I would like the below letter and attachment submitted as comments for the Public Hearing today (09/25/2019) on the Affordable Housing Demonstration Project.

I would also like to add these additional comments for your consideration.
Burien is a poor city with many disproportionate and overwhelming environmental stressors. Some, like the highest noise levels in the state (see enclosed US DOT Noise Map) and highest emissions per acre are known but the recent disclosure of high amounts of ultrafine particulate blanketing much of Burien by overhead jet traffic is a recent discovery. No mitigation is known, planned or discussed yet. As we learn more about the impact to public health of living with high noise and emissions, and await technology and science advancements to ascertain and determine appropriate mitigation, inviting more residential uses is not safe. Burien cannot afford by itself to be responsible for mitigating impacts to guarantee safety to its residents nor can it be responsible for assuring livability for public health and welfare.
To be inviting more intense residential uses like affordable housing where families and especially children are exposed to the kind of environmental stressors and degradation in this community is cruel and unusual. Please spend some time to review the enclosed power point where you should learn the following:
Highest noise levels in the state concentrated around Sea-Tac Airport and in flight paths. World Health Organization has determined this is harmful to health, especially for children
Highest emissions of certain types regulated by the Clean Air Act by acre in the county
Large plume of aircraft sourced ultrafine particulate blanketing areas in Burien
High health disparities and environmental impacts in the 90-100th percentile (EPA EJ Screen)
Additionally, federal agencies, the State Department of Health and the State Board of Health have determined that much of Burien is eligible for Environmental Justice consideration meaning the community is predominately low-income and minority experiencing disproportionate high and adverse consequences. This is an unjust situation in need of immediate attention and remediation.

Begin forwarded message:

> **From:** Debi Wagner <debi.wagner@icloud.com>
> **Date:** 9/23/2019
> **To:** Council Members <council@burienwa.gov>
> **Subject: land use**
>
> I recently watched the August 28 planning commission meeting where discussions and decisions were made to allow a change in zoning for moderate and low density single family neighborhoods to be used for an experiment in affordable housing units including adding low income and very low income (0-30,000) multi-family housing. This will be a disaster. This plan to ruin the integrity of neighborhoods and further stress the budget of Burien is in violation of the vision and comprehensive plan and destroys the principles Burien was founded on which was to preserve these neighborhoods and get out from under King County planning to place high

density multi family units next to and within low and moderate density single family neighborhoods.

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I am attaching a King County map which show that Burien has the highest number of cost-burdened renters in the county. Burien also has a very high amount of environmental justice eligible population, those predominately low income and minority experiencing a high and adverse environmental impact. Again, I will stress the fact that this stresses the city budget at a time when Burien needs to turn a corner for high quality development and robust economic development and high paying job opportunities.

Please save Burien from this reckless and irresponsible plan and vote against this proposal.

Debi Wagner

Thara Johnson

From: dtsnonprofit <dtsnonprofit@duwamishtribe.org>
Sent: Thursday, October 3, 2019 11:33 AM
To: Thara Johnson
Subject: 2019 Affordable Housing Demonstration Ordinance Notice 9/24/19

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

To Whom It May Concern:

*Please note: You may receive a few of these emails today, I am trying to catch up.....

City of Burien WA
Date: September 24, 2019
Applicant: City of Burien
Proposal: The proposed amendment to the zoning code will enact interim regulations relating to allowing for a limited number of affordable housing projects.
File No.: 2019 Affordable Housing Demonstration Ordinance
A summary of the proposed zoning regulations and the project file are available for viewing at Burien City Hall during regular business hours.
Lead Agency: City of Burien

The Duwamish Tribal Services is aware of this project, and has no comments at this time.

Billie Jane Lakey
Duwamish Longhouse and Cultural Center
4705 W Marginal Way SW
Seattle, WA 98106
206-431-1582

Thara Johnson

From: Ann Pielli <ann.pielli@gmail.com>
Sent: Thursday, September 26, 2019 7:17 AM
To: Thara Johnson
Subject: Affordable Housing in Burien

CAUTION: This email originated from outside of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Hello,
I'm a resident of Burien and I'm reaching to express my support for affordable housing options in single home zoned areas. It's so important for our neighbors to have stable housing so they can contribute positively to our community and their children can thrive in school.

Thanks very much,

Ann Pielli
215 SW 144th St.
Burien, WA 98166

Sent from my iPhone

Thara Johnson

From: S. Locklear <thundereye13@msn.com>
Sent: Wednesday, September 25, 2019 10:59 PM
To: Public - Council Inbox; Thara Johnson
Subject: CTTC - Opposing Affordable Housing Demonstration Program

CAUTION: This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Dear Ms. Johnson and Burien Planning Commissioners,

This e-mail is to be considered as testimony and evidence for the Public Hearing on the Affordable Housing Demonstration Program. I oppose these changes and amendments to the Comprehensive Plan, zoning and city ordinances. Please enter it into the public record for the Public Hearing.

Is it true that neighborhoods specifically zoned for single family residential are being surveilled for the inclusion of "experimental housing" – in all seriousness, does that include yurts? Factually, how do city planners know there is a housing shortage in Burien, when the city has not completed a mandated Housing Inventory Survey in over 16 years? Upon what data is this housing proposal being considered? Are evaluative measures in place?

Before you vote on "experimental housing in Burien" (hopefully maybe this time without the "guidance" of outside attorneys) please scan the horizon and consider honestly educating residents. Why are established neighborhoods, the backbone of Burien, being preyed upon in so many ways lately? Established family neighborhoods are being targeted, of that there is no doubt. I was under the impression that Burien incorporated to get out from under Seattle. What is happening? Who or what is driving this boat?

On 5G, the infrastructure was installed before the code was changed and citizen input was buried. On Mary's Place, the city couldn't provide a consistent Land Use Map version nor an Environmental Impact Statement. In both cases, citizens provided details and facts around the deterioration of processes to the Burien City Council and Manager and to the Planning Commission. In both cases, FOIA records were obtained. In both cases, long-overdue information still has yet to be released to the public and to our Council. In both cases, what is being allowed or disallowed for public review appears to be for the sake of a pre-determined outcome. In all cases, puppet masters sit in the wings blatantly influencing outcomes. Citizens witnessed this with their own eyes at a 2018 Planning Commission meeting. Pardon me for sounding perhaps just a bit cynical, but of what value is "citizen engagement" when letters, e-mails, petitions of opposition can be so easily buried up there at city hall, and outcomes are predetermined? There's more, as Ms. Johnson, the Planning Commissioners, the BCC and former head city planner Chip Davis are aware of.

Targeting the harmonious tranquility of single family neighborhoods definitely isn't for the greater good of all. Burien's neighborhoods zoned for single-family residency were never meant to become collateral damage in a politically charged ideological warfare that will incidentally bankrupt this city if not checked. It's a win-lose proposition where win-win solutions have already been put forth.

Lastly, how exactly will the proposed Affordable Housing Demonstration Program affect property taxes? I would appreciate hearing back from one of you on that question. Thank you for that, and for your time today.

Please protect your constituency, protect our neighborhoods!

Sincerely,
Sandra Locklear

Resident Since 1973

"When the forms of an old culture are dying, the new culture is created by a few people who are not afraid to be insecure." ~ Rudolf Bahro



AFFORDABLE HOUSING DEMONSTRATION PROGRAM – INTERIM ORDINANCE

DISCUSSION
CITY COUNCIL
October 21, 2019

Burien

Background

Comprehensive Plan policy (since 2003)

- 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*
- Developers have approached the City with potential project/ projects
- Missing middle is currently being evaluated by the Commission
- Provide an opportunity to evaluate barriers
- City of Kirkland's interim ordinance

Purpose of the Interim ordinance and Demonstration Projects

- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages;
- To promote housing affordability by encouraging smaller homes;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development;
- Evaluate barriers to affordable housing projects; and
- Regulate affordable housing projects through a permanent ordinance.

2018 Income Limits

King County

2018 Income and Rent Limits - Multifamily Rental Housing

Published by HUD on March 30th, 2018, effective April 1st, 2018

Maximum 2018 Household Income for Multifamily Rental Properties

Family Size	30%	35%	40%	45%	50%	60%	65%	70%	HOME* 80%	80%
1 Person	$22,500	$26,215	$29,960	$33,705	$37,450	$44,940	$47,050	$50,650	$56,200	$57,900
2 Persons	$25,700	$29,960	$34,240	$38,520	$42,800	$51,360	$53,750	$57,900	$64,200	$66,200
3 Persons	$28,900	$33,705	$38,520	$43,335	$48,150	$57,780	$60,500	$65,150	$72,250	$74,450
4 Persons	$32,100	$37,450	$42,800	$48,150	$53,500	$64,200	$67,210	$72,380	$80,250	$82,700
5 Persons	$34,700	$40,460	$46,240	$52,020	$57,800	$69,360	$72,600	$78,150	$86,700	$89,350
6 Persons	$37,250	$43,470	$49,680	$55,890	$62,100	$74,520	$77,950	$83,950	$93,100	$95,950
7 Persons	$39,850	$46,445	$53,080	$59,715	$66,350	$79,620	$83,350	$89,750	$99,550	$102,550
8 Persons	$42,400	$49,455	$56,520	$63,585	$70,650	$84,780	$88,700	$95,550	$105,950	$109,200

Maximum RENTS for Projects Based on UNIT SIZE**

Unit Size	30%	35%	40%	45%	Low HOME	50%	60%	65%	High HOME	70%	80%
0 Bedrooms	$562	$655	$749	$842	$936	$936	$1,123	$1,176	$1,198	$1,266	$1,447
1 Bedroom	$602	$702	$802	$902	$1,003	$1,003	$1,203	$1,260	$1,284	$1,356	$1,551
2 Bedrooms	$722	$842	$963	$1,083	$1,203	$1,203	$1,444	$1,512	$1,543	$1,628	$1,861
3 Bedrooms	$835	$973	$1,113	$1,252	$1,391	$1,391	$1,669	$1,747	$1,775	$1,881	$2,150
4 Bedrooms	$931	$1,086	$1,242	$1,397	$1,552	$1,552	$1,863	$1,948	$1,960	$2,098	$2,398
5 Bedrooms	$1,028	$1,198	$1,370	$1,541	$1,712	$1,712	$2,055	$2,150	$2,144	$2,316	$2,646

* 2018 HOME Program Income and Rents Limits - effective June 1, 2018.

** King County uses 1.5 persons per bedroom to determine the household size and corresponding rent limits.

Interim Ordinance

- Zones in which these projects would be allowed?
  mixed use zones citywide; not Industrial and Airport Industrial zones
- Timeframe: *3 years for the interim demonstration program*
- Total number of projects allowed:
  5 projects with one at 0-30% AMI
  No more than 2 projects with the same housing type
- Housing types allowed: *Cottages, duplexes, triplexes, townhomes, congregate housing, tiny homes, mixed use buildings*
- Separation distance from other projects: *1,500 ft*
- Income level: *50% AMI and under with 1 project at 0-30% AMI*
- Neighborhood Meetings: *2 with a 1,000 foot radius notification*
- Process: *Planning Commission recommend to Council based on criteria; City Council approval in advance of permitting*

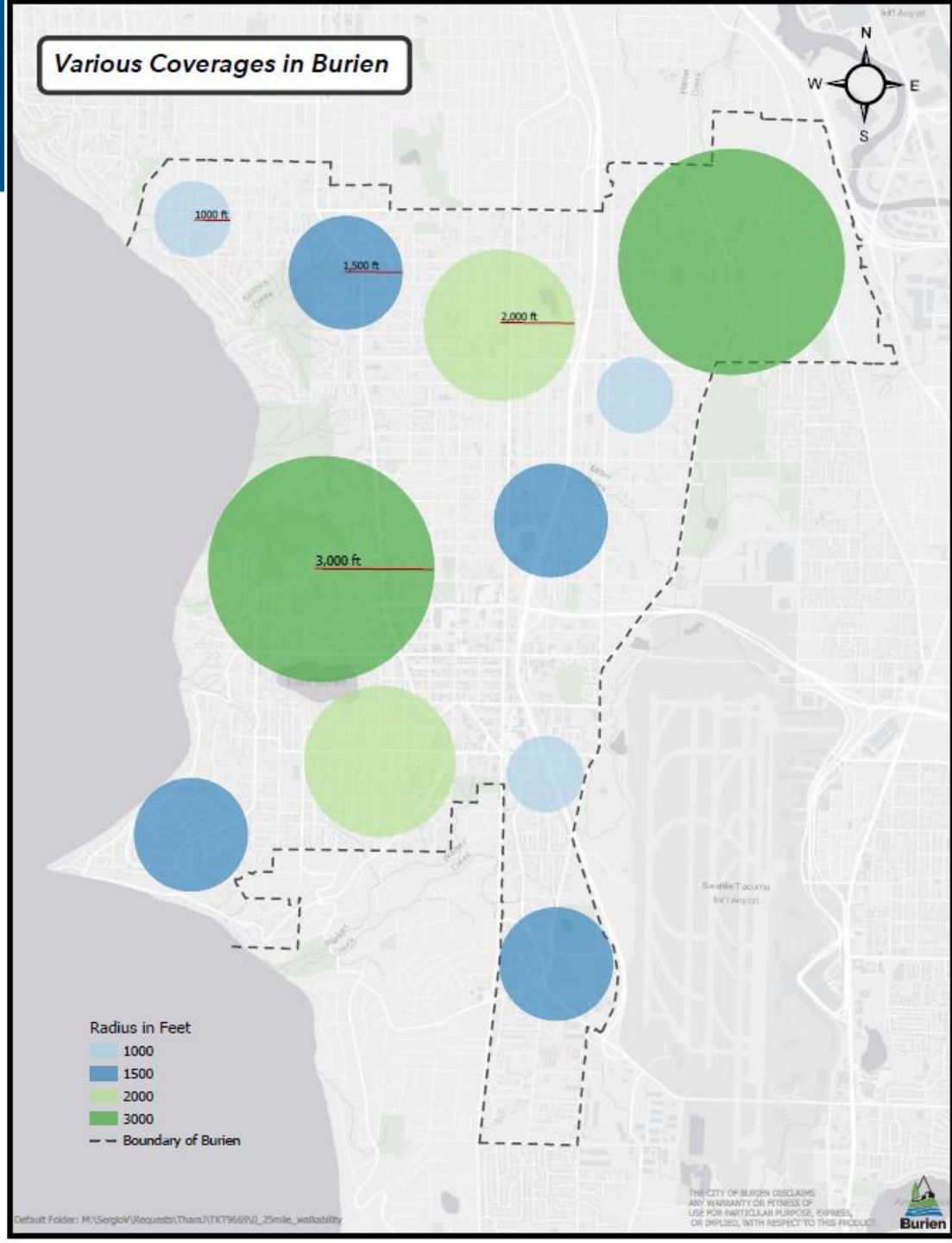
Affordable Housing Projects


High Point, Seattle, WA


Angle Lake, SeaTac WA


Broadview, Seattle, WA

Buffer Distances



Changes to the Regulations

- Residential and mixed-use zones, not in industrial zones
- Neighborhood meetings required
- New definitions for housing types
    - Require bathroom and kitchen in tiny homes

Outreach and Public Process

- Zoning Text Amendment – Legislative Process
- Planning Commission meetings: August 14th & 28
- Public Hearing and Planning Commission Recommendation: September 25
- Webpage developed with survey: September, October
- Social media and announcements for survey and public hearing Public comments

Council Comments

- Study Session Briefing – September 23, 2019
- More specificity on type of tiny homes (kitchen and bath)
- BMC 19.18.030 – Approval criteria: Too restrictive
- Buffer distances to be evaluated by Council
- Pictures of affordable housing projects

Next Steps

- City Council review and action – October, 2019

Council Action

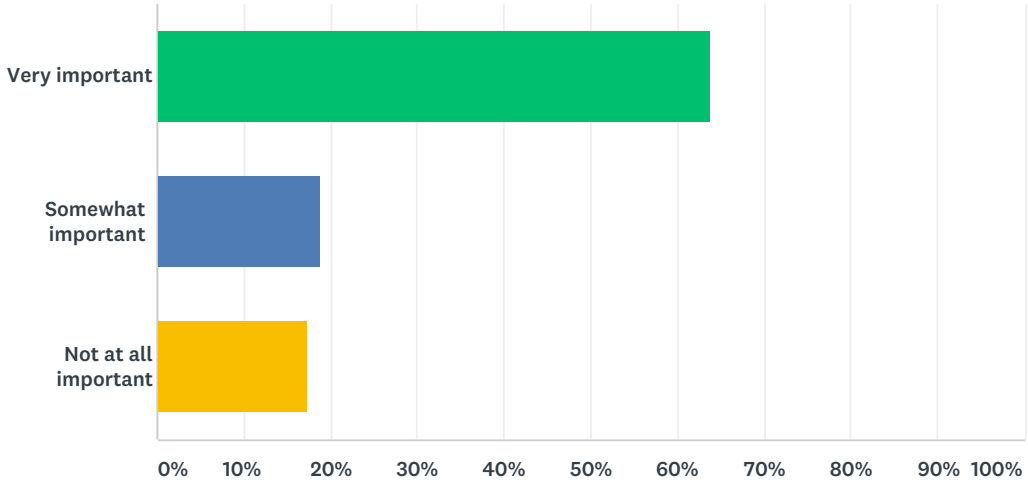
- Feedback from Council
- Action by City Council: November 4, 2019

Questions?

Burien

Q1 How important is it that the City of Burien allow different options for affordable housing?

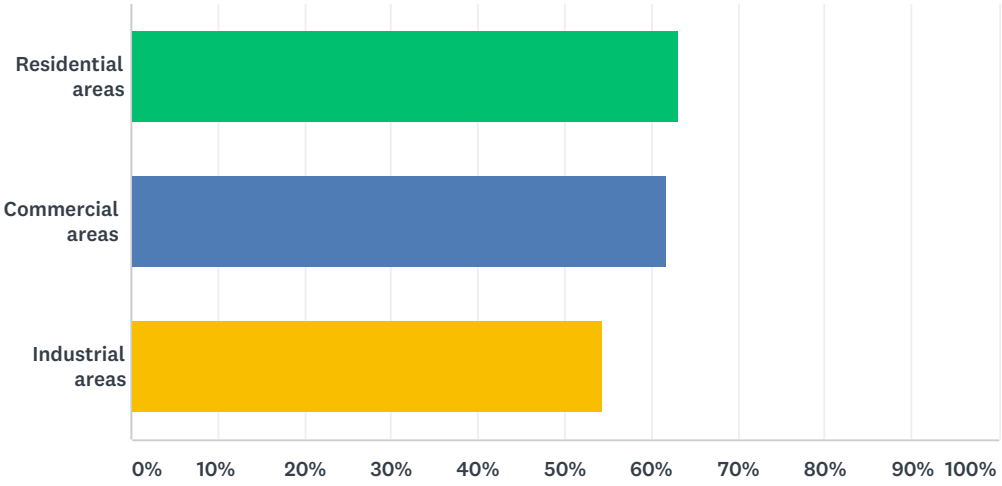
Answered: 69 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very important	63.77%	44
Somewhat important	18.84%	13
Not at all important	17.39%	12
TOTAL		69

Q2 Where should the City of Burien allow affordable housing demonstration projects to be built?

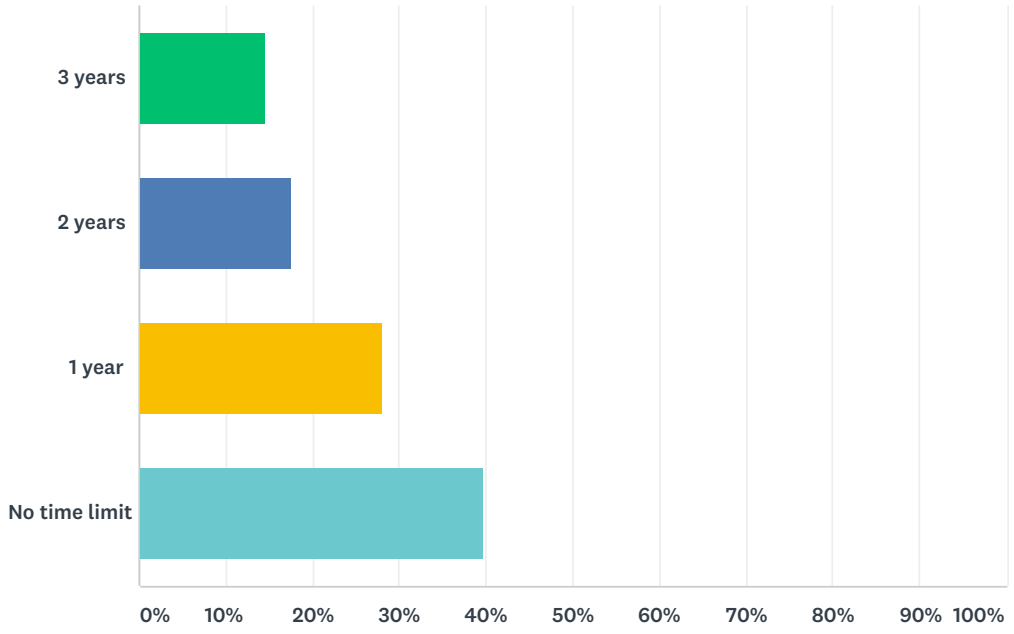
Answered: 68 Skipped: 2



ANSWER CHOICES	RESPONSES	
Residential areas	63.24%	43
Commercial areas	61.76%	42
Industrial areas	54.41%	37
Total Respondents: 68		

Q3 How long should the interim ordinance be in effect?

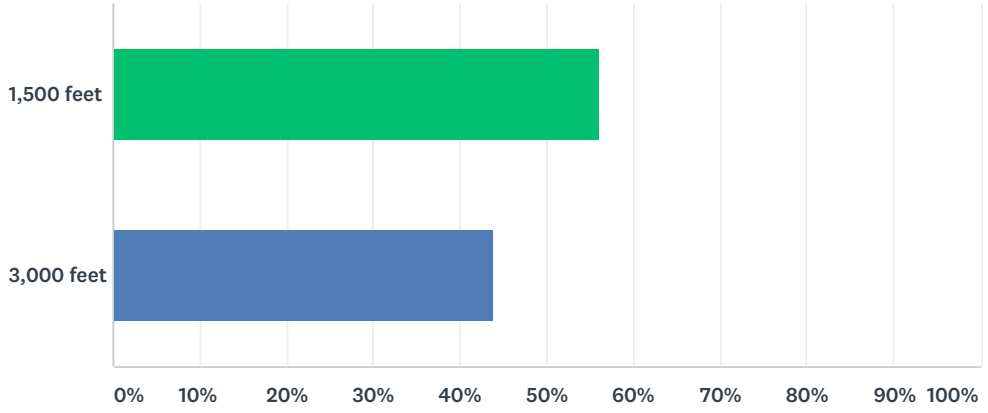
Answered: 68 Skipped: 2



ANSWER CHOICES	RESPONSES	
3 years	14.71%	10
2 years	17.65%	12
1 year	27.94%	19
No time limit	39.71%	27
TOTAL		68

Q4 How much distance between each project should be allowed?

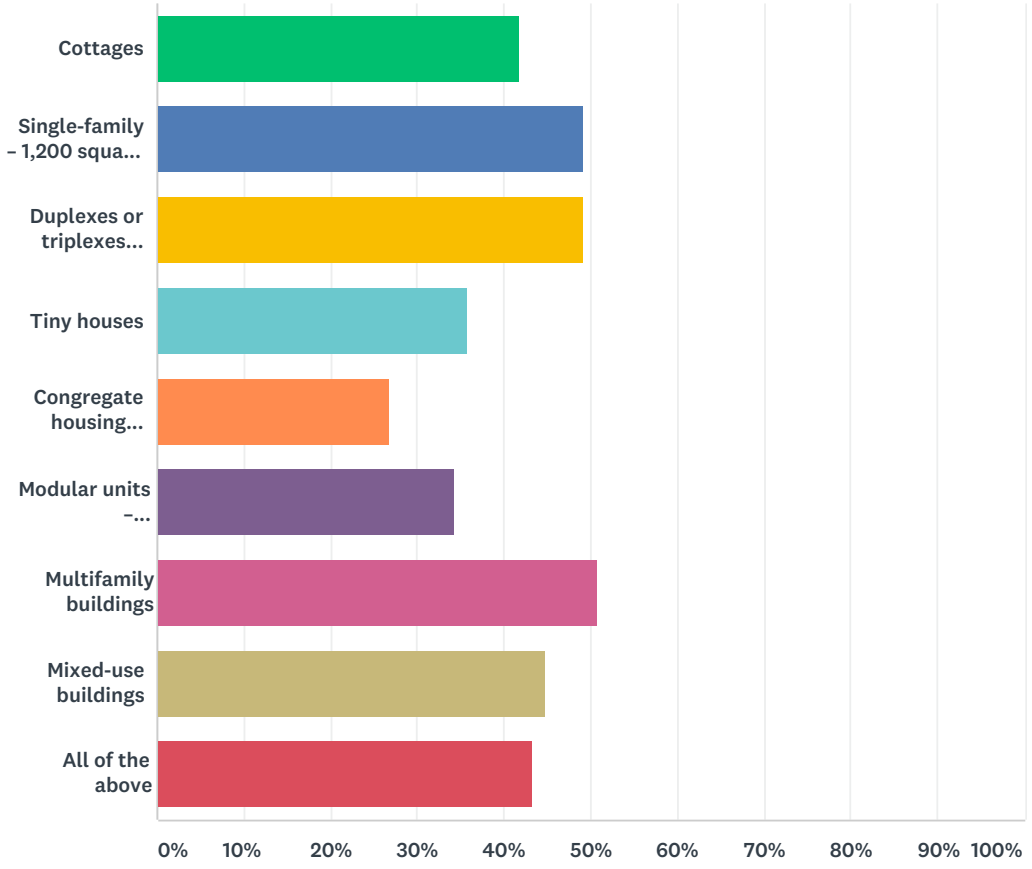
Answered: 66 Skipped: 4



ANSWER CHOICES	RESPONSES	
1,500 feet	56.06%	37
3,000 feet	43.94%	29
TOTAL		66

Q5 What types of housing should be allowed?

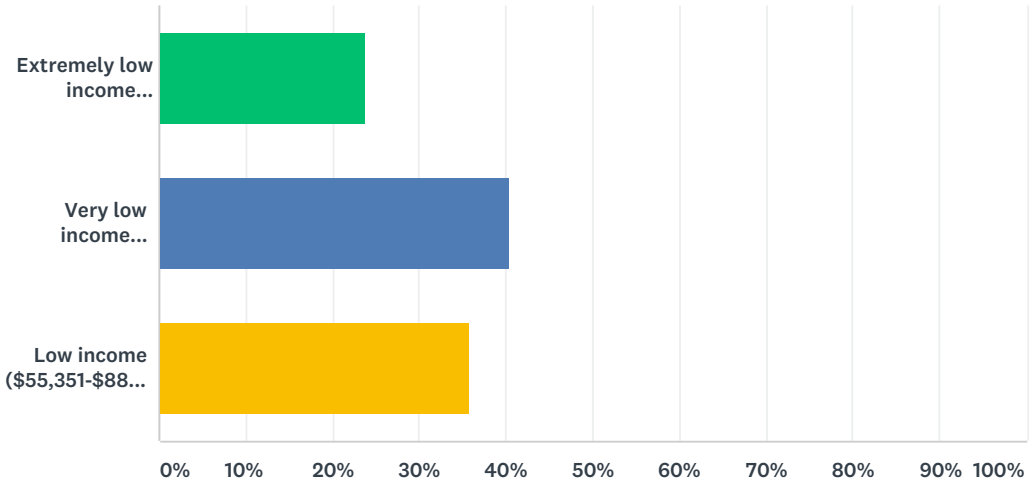
Answered: 67 Skipped: 3



ANSWER CHOICES	RESPONSES	
Cottages	41.79%	28
Single-family – 1,200 square feet or less	49.25%	33
Duplexes or triplexes designed to look like single-family homes	49.25%	33
Tiny houses	35.82%	24
Congregate housing (aPodments, micro-apartments, re-purposed storage container housing units, etc.)	26.87%	18
Modular units – pre-fabricated, modular housing	34.33%	23
Multifamily buildings	50.75%	34
Mixed-use buildings	44.78%	30
All of the above	43.28%	29
Total Respondents: 67		

Q6 What should the income-level requirements be?

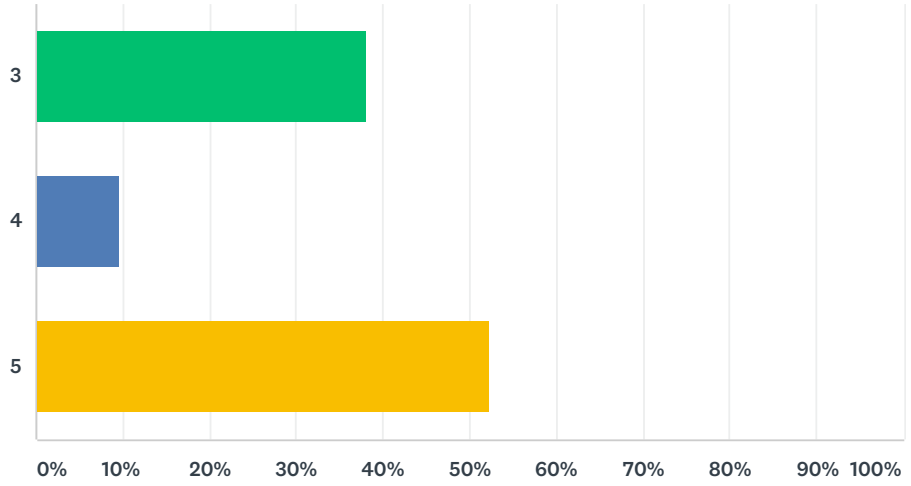
Answered: 67 Skipped: 3



ANSWER CHOICES	RESPONSES	
Extremely low income ($0-$33,200 for a family of four)	23.88%	16
Very low income ($33,201-$55,350 for a family of four)	40.30%	27
Low income ($55,351-$88,250 for a family of four)	35.82%	24
TOTAL		67

Q7 How many project should projects should be allowed during the interim ordinance time period?

Answered: 63 Skipped: 7



ANSWER CHOICES	RESPONSES	
3	38.10%	24
4	9.52%	6
5	52.38%	33
TOTAL		63

Q8 What else would else should be considered?

Answered: 38 Skipped: 32

#	RESPONSES	DATE
1	Minimize constraints on how many projects and where. Focus on opportunities to build creatively and less expensively.	10/2/2019 11:38 PM
2	This survey is very poorly designed. It forces the person taking the survey to take answers that they may not support. Also, there is no factor that assures that the person taking the survey even lives in Burien. There are no explanations or definitions of what the types of housing are like or about.	10/2/2019 8:51 PM
3	Senior citizens!!	9/29/2019 1:44 AM
4	Tenant Rights ordinance that includes a strong “Just Cause” eviction ordinance and an ombudsman program	9/25/2019 3:07 PM
5	Combining low income housing with market rate housing in new developments.	9/25/2019 2:29 PM
6	Architectual elements that reflect the diversity of our community: Central American, Mexican, SE Asian, East African.	9/25/2019 4:06 AM
7	Security on-site and work with police to keep gangs out	9/25/2019 12:28 AM
8	The Urban Center plan and PSRC	9/24/2019 11:01 AM
9	Tiny homes and other options to help alleviate our homeless crisis, or at least to fast-track pilots that we can learn from, is crucial. So crucial that Burien should ACTIVELY SEEK partners who will propose such projects. Thank you.	9/24/2019 4:34 AM
10	People are dying cause rent is too high. We shouldn't just do projects, we should fundamentally change how rent is as a whole. Rent has been too expensive since the day i was born. When the rent isnt affordable, it makes me think if you dont have money, you arent valued. Its very personal. If you work full time, and still can barely afford rent, how do you think your self esteem is gonna be? We want to LIVE, not just WORK. We should NEVER worry about paying rent. EVER!	9/23/2019 7:14 AM
11	Proximity to public transportation and social services would probably be helpful.	9/23/2019 5:42 AM
12	No more low income properties.	9/23/2019 12:03 AM
13	Please do not put in restrictions for students or able bodied working people, who also need housing.	9/22/2019 3:34 AM
14	End socialism. You are forcing us to pay for things	9/22/2019 12:21 AM
15	Including affordable units in all new apartment buildings	9/21/2019 5:55 PM
16	Not having low income housing in Burien. We don’t want it.	9/21/2019 2:14 PM
17	Criminal history, job history, citizenship.	9/21/2019 1:45 PM
18	Safety of current residents	9/21/2019 9:56 AM
19	This is an obvious political ploy. Not only is Burien ALREADY an affordable housing destination for the Seattle metro area, we have a long history of king county targeting the city with same. If we are serious about economic development in Burien, let the market decide, and stop letting the Tosta/Matta/Marx/Olguin/Bell progressive mob drive down property values at the expense of tax payers.	9/21/2019 6:20 AM
20	Extremely low and low income levels - BOTH.	9/21/2019 4:21 AM
21	With question #7 I prefer to allow as many as we can get. I think limiting the number of projects just continues to put us further and further behind our needed housing numbers.	9/21/2019 3:57 AM
22	Low income housing brings in trash, and gangs, and crime. Burien already has enough problems with out us doing this. Low income families need help? Section 8 is available. And there is plenty of places to live with section 8. There are a lot of project units in West Seattle and down town	9/21/2019 3:28 AM

23	Housing for lots of different income levels. Give incentives or preferences for green building practices, renewable energy source, etc.	9/21/2019 3:15 AM
24	Highline schools are already crowded. Will this add to population significantly and cause more crowding? How will it impact mobility in the city. It already takes at least 15 minutes to get down 1st ave.	9/21/2019 2:39 AM
25	Multi family buildings with a mix of market rate dwellings and subsidized housing is the best option.	9/21/2019 1:34 AM
26	1.) Eliminate off-street parking requirements if on-street parking available adjacent to site. 2.) Allow alleys for primary access!!!! Road Stds are too restrictive. 3.) Simpler prescriptive options for storm drainage mitigation BMP's.	9/21/2019 1:13 AM
27	Not near school, these generally bring crime, which is already a major issue in Burien. Have strict rules for occupancy, including drug tests and background checks. I am all for a place that gives good people a chance to get back on track but would strongly oppose another "Altura" type of place!	9/20/2019 6:07 PM
28	Consider rewording question 7 - it makes no sense. Also, this survey is formatted to only receive one side of the argument. I'm for some types of affordable housing, but if you're going to do a survey you should have the courage to allow all opinions to be heard - that is, the opinions that don't agree with these types of projects. Otherwise it's a useless survey.	9/20/2019 12:13 PM
29	Trailer parks are always attractive and a good amount of parking with each project.	9/20/2019 12:09 PM
30	Job training and require to work around project x amount of time per month.	9/20/2019 12:04 PM
31	Our senior citizens need to be considered first for housing. There is very little out there for low income single women or men. No one wants to sleep on a mat on the floor. Decent sized apartments with natural light and balconies/outdoor space. Many people are on SSI, which means they get $775 a month. So these people need to be considered as there's nowhere they can rent with this income. Thank you.	9/20/2019 11:36 AM
32	Is the city offering financing help? Tax breaks on property tax, development fees etc	9/20/2019 11:00 AM
33	Housing for disabled and elderly on small fixed incomes	9/20/2019 10:51 AM
34	Please help prioritize housing opportunities for homeless currently living in Burien. Please help educate the public on prior successes of models being used (if applicable), and follow up on success stories. Thanks for everything you do to help create housing opportunities for our most at-risk neighbord!	9/20/2019 10:14 AM
35	Fix the language on the questions. The poor English makes getting accurate results nearly difficult.	9/20/2019 10:13 AM
36	[redacted]	9/20/2019 8:50 AM
37	Prioritize current Burien residents	9/20/2019 8:33 AM
38	Access to traHow success will be evaluated. How the community	9/20/2019 8:31 AM