4 Housing



What You Will Find in this Chapter

- Information about Burien's community and housing affordability.
- A description of the City's plan for housing for all incomes and types, permanent supportive housing, and emergency housing and shelters.
- Goals and policies for the preservation, improvement, and development of housing for all economic segments of the community, and anti-displacement policies.

Our Housing Vision

All types of homes are affordable, abundant, safe and accessible to all Burien residents—now and in the future—regardless of income, race, family structure, household size, personal ability, or life stage.

Introduction

This Element addresses housing variety and affordability for the whole community in Burien. As Seattle area housing prices skyrocketed over 20 years, Burien became known as a place for affordable housing. Burien also became more diverse and vibrant culturally and economically. Now, Burien is facing its own housing challenges – maintaining naturally occurring affordable housing, improving rental housing quality, reducing racial disparities in homeownership, and moderating displacement pressures, while creating more housing opportunities such as middle housing in low-density neighborhoods and denser mixed-use housing along transit routes. Burien also faces a need for more emergency and permanent supportive housing for unhoused community members.

Housing Terms

- Middle Housing: buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
- Emergency Housing: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless.
- Emergency Shelter: A facility that provides a temporary shelter for individuals or families who are currently homeless.
- Permanent Supportive Housing: A subsidized, leased housing with no limit on length of stay paired with voluntary services to help residents, who were homeless or at risk of homelessness, retain their housing and be a successful tenant.

Consistent with RCW 36.70A.070, key components of this element include:

- An Inventory of Housing Needs, including permanent supportive and emergency housing.
- Evaluation of Land Capacity to Meet Needs.
- Review of Burien's Housing and Jobs Balance.
- Racially Disparate Impacts and Measures to Undo Impacts.
- Displacement Risk and Anti-Displacement Measures.
- Adequate Provisions for Needs and Removal of Barriers.

Conditions and Trends

Burien's housing conditions and needs are detailed in a Housing Needs Assessment (2021), Burien Community Profile (2022), and a Housing Policy Evaluation of Racially Disparate Impacts (2023) included in Appendix B. Conditions and trends are summarized below.

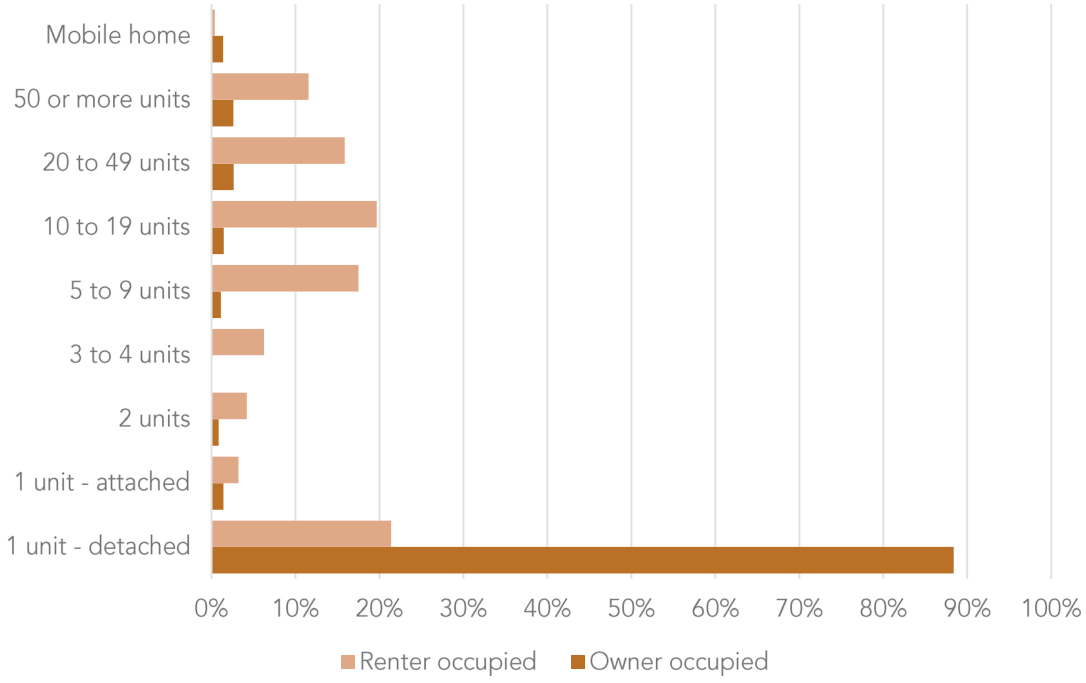
Today's Conditions

Housing Stock

There are about 19,235 dwellings in Burien as of 2020; see **Exhibit 4-1**. Burien's housing stock is predominantly a mix of single-family homes (61% of units) and multifamily buildings (34% of units), with a small number of duplexes, multiplexes, or other middle housing types. See **Exhibit 4-2. Middle Housing**.

Overall, a little over half (55%) of households live in ownership housing while 45% live in rental housing. Most owners live in detached housing, and most renters live in either detached homes or buildings with 10-19 units. There are few mobile homes.

Exhibit 4-1. Housing Types by Owner or Renter (2020)



Source: US Census 2020.

Exhibit 4-2. Middle Housing



Source: Makers, 2023.

Demographics

Burien has over 52,121 residents as of 2020. The city has grown by 10% over the 2012-2022 period, with an average annual growth rate of 1.1%, lower than King County's overall average annual growth rate of 1.7%. Compared to the county, Burien has a larger share of its population that speaks a language other than English at home, a higher share of persons of color, and a greater number of households in poverty, and a greater population with a disability. See **Exhibit 4-3**.

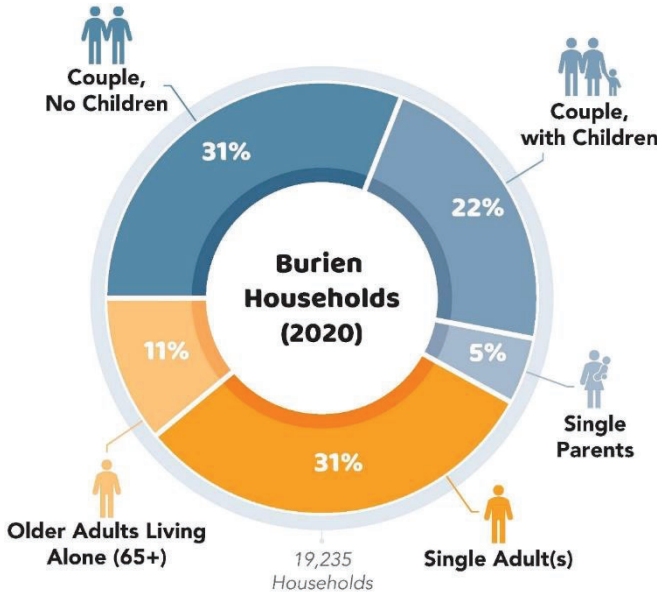
Exhibit 4-3. Demographic Summary – City of Burien 2020

Population:	Average Age (Years):	Language Other than English:	Housing Ownership Rates:	Poverty:	Persons of Color:	Population with a Disability
•Burien - 52,121* •King County - 2,195, 502	•Burien - 38.1 •King County - 37.0	•Burien - 34.6% •King County - 27.8%	•Burien - 55% •King County - 56.5%	•Burien - 12.20% •King County - 7.6%	•Burien - 52.1% •King County - 46.6%	•13.4% •9.8% in King County

Note: Reported in ACS as 52,121 whereas Decennial Census shows 52,066.
Source: US Census Quick Facts, 2020

Burien has an average age slightly higher than the county. During the 2010-20 period, Burien has seen a higher concentration of households in their 30s, typical family-building ages. There was a corresponding increase in children. Burien has also seen an increase in adults in their 60s and 70s. Overall, the average household size has increased 4% over the past decade, to 2.59. Yet, Burien has a high share of households with single persons (31%) and couples with no children (31%). See Exhibit 4-4.

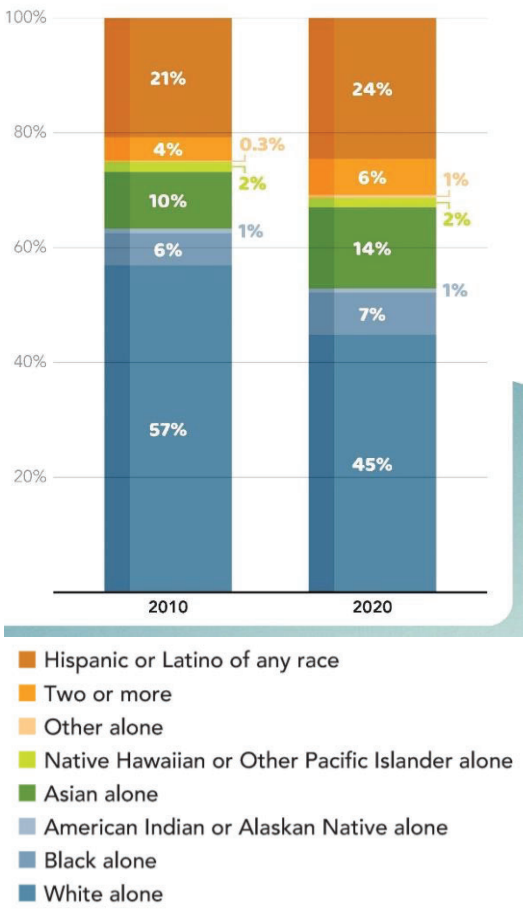
Exhibit 4-4. Household Compositions – Burien 2020



Note: Households shown with children are those where parents live with their own children (by birth, marriage, or adoption). Estimates indicate a total of 32% of households include peoples aged under 18.
Sources: American Community Survey 2020 5-year estimates, Tables B11005 and B11007; BERK 2022.

From 2010 to 2020 there was a shift where no single racial or ethnic group comprises more than 50% of the population. See Exhibit 4-5.

Exhibit 4-5. Burien Race in 2010 and 2020



Sources: Census, 2020; BERK 2022.

Racial Disparities

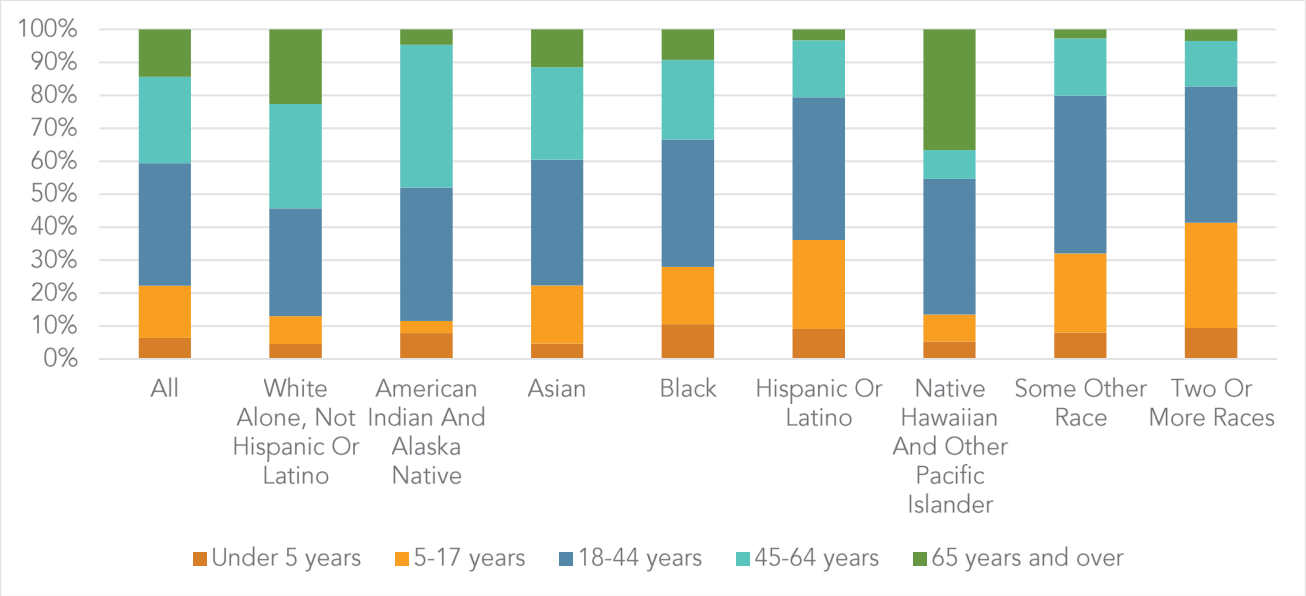
- Homeownership rates are higher for White and Asian persons and lower among Hispanic, Black, and other races and ethnicities.
- Poverty rates are higher for non-White households.
- Homeownership and rental costs are increasing for all households and cost burdens are higher for non-White households.
- Non-White workers are more likely to commute by carpool or bus especially immigrants and Black residents.
- Evictions have increased and affect predominantly non-White households such as in the Inglesea neighborhood.

Common Conditions all Races

- Most households of all races are within a 10-minute walk of a school or park, not accounting for size or quality.
- People who commute out of Burien are similar in age and incomes to those who commute in.

As of 2020, the population in the city is largely 18-44 years old. See Exhibit 4-6. Populations with more children include Hispanic, Black, and Asian families. Populations with greater older adults 65 years and over include White and Native Hawaiian/Pacific Islander. Households with more children often need dwellings with greater bedrooms or close access to parks and schools, and households with older adults that are empty nesters may need housing that is smaller or on a single floor level.

Exhibit 4-6. Burien Age and Race/Ethnicity 2020



Source: B01001 A-I, ACS 5-Year 2020

Housing Affordability

The "suburbanization of poverty" has been a regional trend, and populations in need of affordable housing moved south out of Seattle over the past two decades. Burien became a refuge for affordable "close in" housing. A result has been a more diverse and vibrant Burien, which has an especially higher share of Hispanic and Latino residents compared to the county as well as other pockets with higher shares of Black and Asian residents.

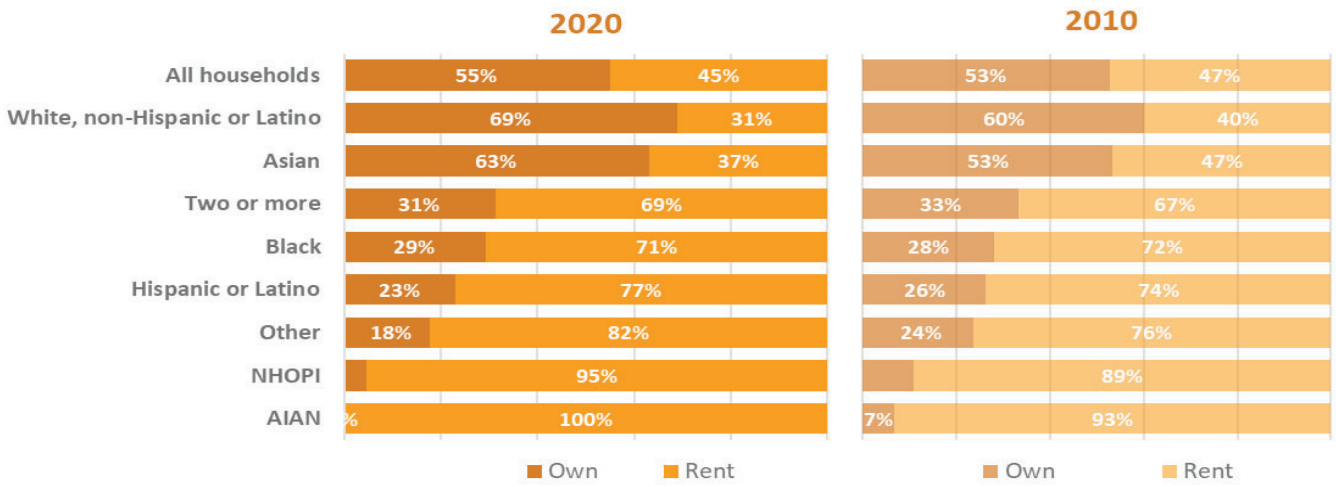
Smaller single family lots in north and central Burien have seen more affordable homeownership opportunities and are the most racially diverse areas. Concentrated areas of non-White populations are found in denser multifamily neighborhoods around corridors and high schools. On the west side of the community there are lower density single-family neighborhoods; these homes are newer and have views of Puget Sound or Lake Burien. It is a more expensive area and less diverse racially.

Costs to buy or rent homes have risen across the state, including Burien. While all households are impacted, communities of color spend more of their income on housing, tend to live in lower quality housing, and own fewer homes. Homeownership rates are higher for White and Asian persons and lower among Hispanic, Black, and other races and ethnicities. See Exhibit 4-7.

Housing Stories & Strategies, Spring 2023

Own a business in Burien but live outside: Pandemia Aumento los costos de vivienda, y ahora vivo en Pacific, a 45 minutos de manejo por que vivo compartiendo la renta. [Pandemic Increase in housing costs, and now I live in the Pacific, a 45-minute drive away because I live

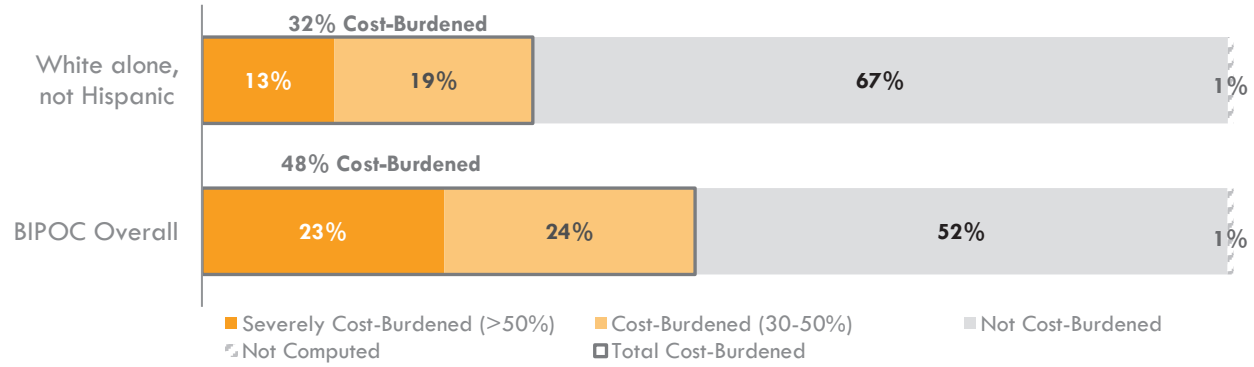
Exhibit 4-7. Homeownership Rates in Burien, by Race and Ethnicity, 2010 & 2020.



Notes: AIAN – American Indian and Alaskan Native, NHOPI – Native Hawaiian or Pacific Islander. For this disaggregation, NHOPI and AIAN categories have very high margins of error. These estimates should be considered reflective of trends rather than exact calculations.
Sources: American Community Survey 2020 5-year estimates, Table B25003A-I; BERK 2022.

Whether renter or owner, more than half of BIPOC households are cost-burdened and one third of white households are cost-burdened. Some are severely burdened spending 50% or more of their income on housing. See Exhibit 4-8.

Exhibit 4-8. Cost-Burden - Owner and Renter



Source: HUD CHAS (based on ACS 2014-2018 5-year estimates); AMI = HUD Area Median Family Income; BIPOC = Black, Indigenous, People of Color BERK 2023

Housing Stories & Strategies, June 2023

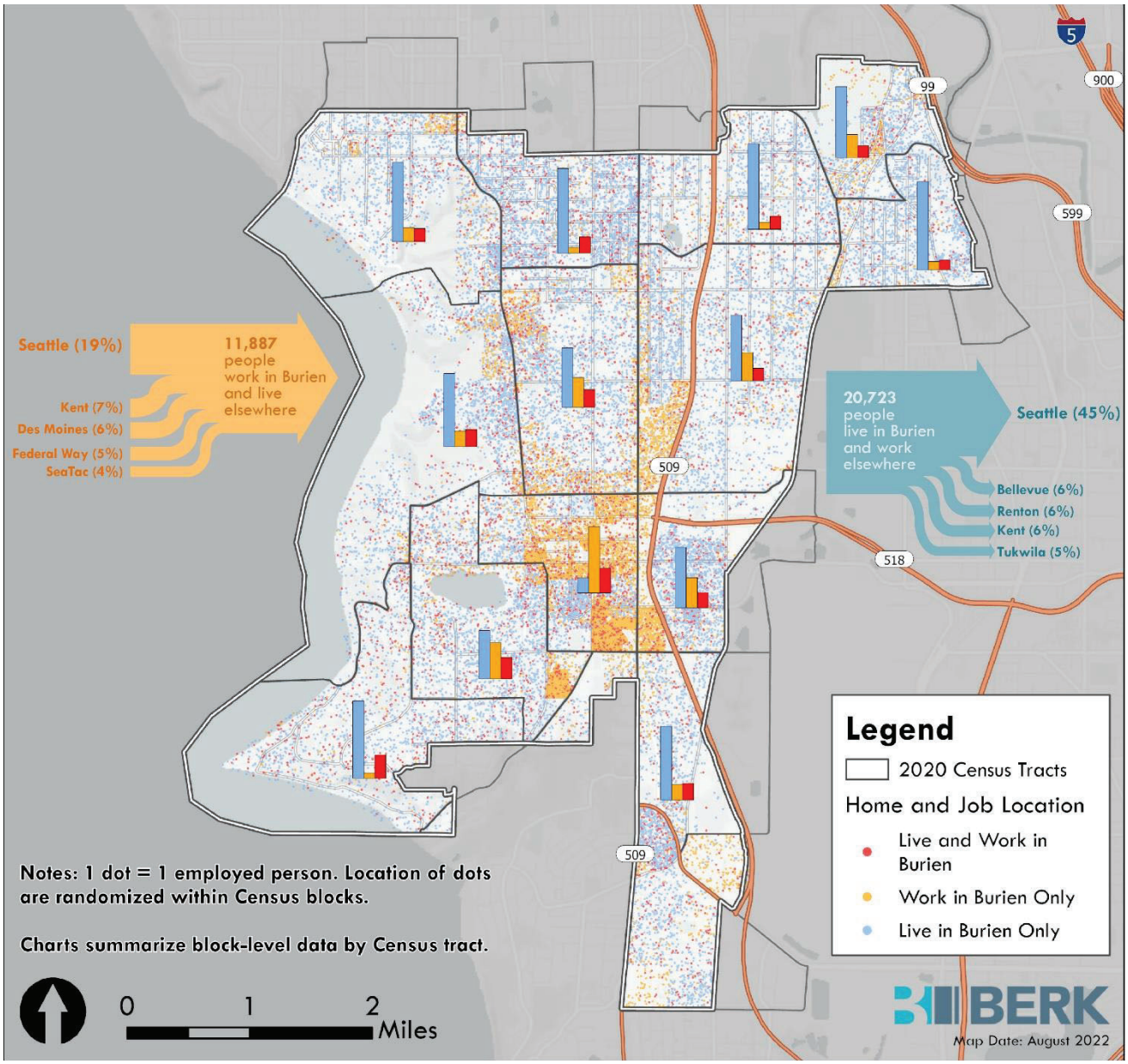
I rent my house, but too expensive to buy a property here in Burien. We need new houses with affordable prices.	*I own a modest house in a great neighborhood. I'm disappointed that so much new construction is unaffordable and not aligned with the existing home size.*	*Burien needs housing that can accommodate multi-generational families. Encouraging developments of studios or micro-housing is not taking consideration of families that care for elders, or have small children. …*

Jobs and Housing

Commute Patterns

Most who commute into Burien come from Seattle or other South King County communities. Most who commute outside of Burien for work go to Seattle or other South King County communities with some going to Bellevue. See **Exhibit 4-9**.

Exhibit 4-9. Job Inflow and Outflow Locations in Burien, 2019 (All Primary Jobs)



Sources: Longitudinal Employer-Household Dynamics, Origin-Destination Employment Statistics, 2019; BERK 2022.

Generally, Burien is a community where residents are similar in age to those who only work in Burien. Those who only live in Burien tend to have higher incomes than those who only work in Burien. Those who live and work in Burien tend to be moderate or higher in income.

Jobs-Housing Balance

A jobs-housing ratio compares the number of jobs in relation to the number of housing units, and measures how close jobs are to housing, especially affordable housing. A comparison of jobs to housing shows a ratio of 0.65 (12,486 ÷ 19,235 = 0.649). This is half the regional ratio of 1.35 in 2019 (PSRC 2022).

Units within a Half-Mile Walkshed

Locating more housing choices and improving multimodal and park access can "prioritize communities that are transit-dependent and disproportionately impacted by climate change and other stressors" per the Climate Action Plan adopted by the City in 2021.

The Future Land Use Plan (**Exhibit 2-4**) provides for new capacity near frequent transit. See Exhibit **4-10**.

Exhibit 4-10. Housing within a Half-Mile Walkshed of High-Capacity or Frequent Transit Service

Land Use Designation	Future Land Use Plan Midpoint	Future Land Use Plan High
Downtown Urban Center	2,396	3,311
Commercial/Mixed Use	575	824
Residential Low	454	489
Residential Medium	1,360	1,816
Sum Units in ½ Mile	**4,786**	**6,440**
Total Capacity	**11,402**	**14,274**
Share in 1/2 mile	42%	45%
Target	7,500	7,500
Share in 1/2 mile	64%	85%

Source: BERK 2024.

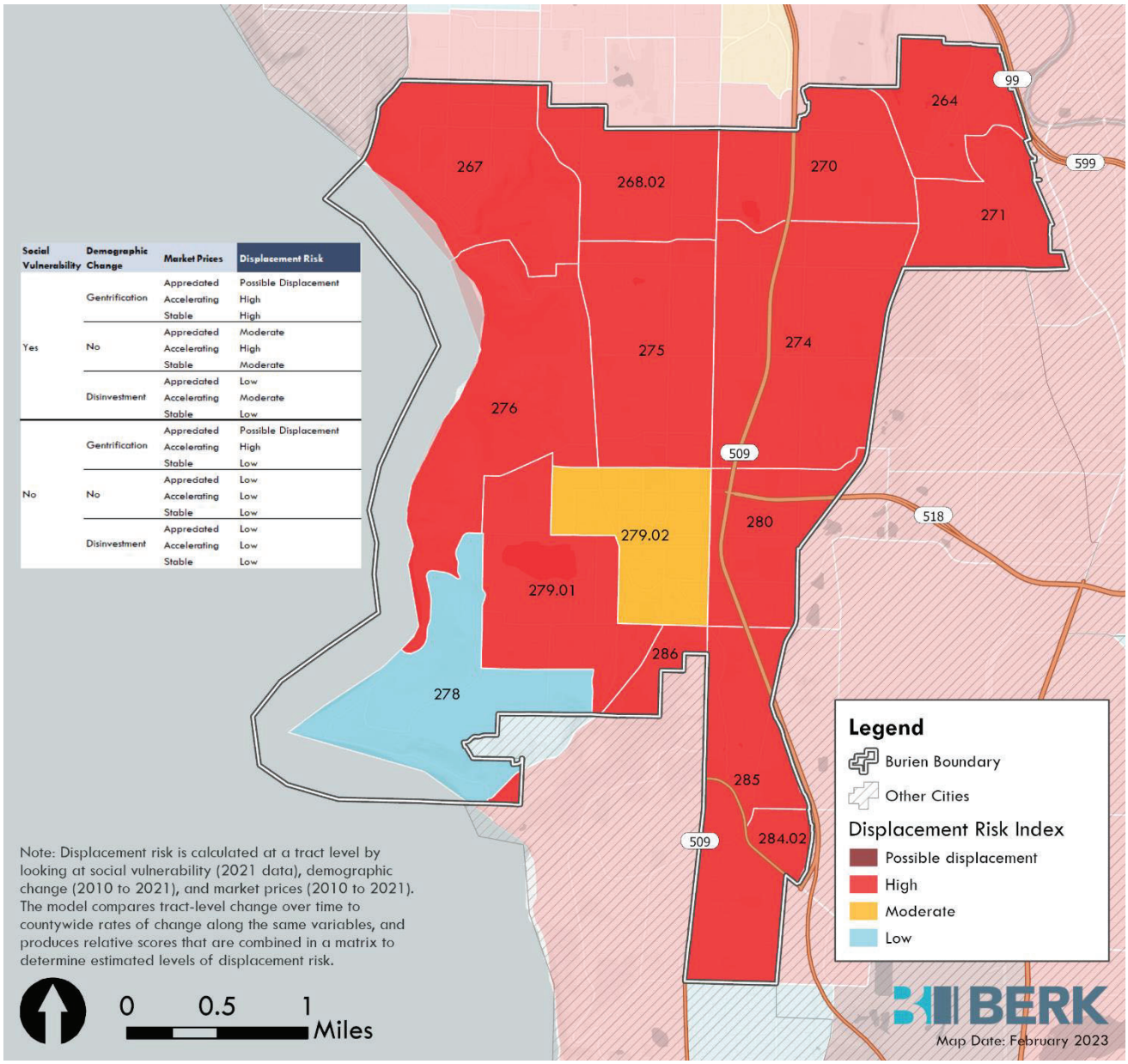
As shown below in **Exhibit 4-13**, all but two income-restricted housing developments are within a ½ mile of transit.

Affordable Housing and Potential for Displacement

While Burien has been affordable in the recent past, most areas of the city are at risk of housing displacement – nearly all census tracts show social vulnerability (increasing share of low income, renter, and BIPOC households), gentrification, and rising housing prices. The Displacement Risk is considered high, moderate, or low depending on whether there is social vulnerability, potential for

demographic change, and appreciating or accelerating prices. Most of Burien is considered at risk except in Downtown and Three Tree Point. See Exhibit 4-11.

Exhibit 4-11. Displacement Risk 2020: Social Vulnerability, Demographic Change, Market Prices



Source: BERK 2023.

Naturally occurring affordable housing (affordable but not subsidized) is at risk of redevelopment in the next 10 and 20 years. Evictions, both before and after the pandemic, are relatively high in some block groups such as where older multifamily developments are found (e.g., near Ambaum).

Naturally occurring affordable housing includes multiplexes and apartments often found in Ambaum Boulevard, Beverly Park, Boulevard Park, Downtown, Sunnydale, and Manhattan neighborhoods, which generally have a diverse range of residents. See Exhibit 4-12.

Exhibit 4-12. Naturally Occurring Affordable Housing (NOAH) – Surveyed and Predicted

Unit Type	Predicted NOAH *Parcels* meeting income of 60% AMI + with at least 50% Probability	Predicted NOAH *Parcels* meeting income of 50% AMI + with All Probabilities	Surveyed* NOAH: Dwelling Units		
			50% AMI	60% AMI	80% AMI
Four-Plex	43	62			
Apartment	111	157	73	314	1589
Apartment (Mixed Use)	5	7			
Duplex	2	4			
Single Family (C/I Zone)	1	1			
Single Family (Res Use/Zone)	0	1			
Townhouse Plat	0	1			
Triplex	2	4			
	165	**237**	**73**	**314**	**2,132**

* Surveyed units have been confirmed with regard to the number of units and incomes served (area median income [AMI]). Predicted NOAH are parcels that have characteristics similar to the surveyed properties with verified units.
Source: King County, BERK 2023

Income-restricted housing is listed below (Exhibit 4-13). Based on the National Housing Preservation Database, of Burien's over 1,000 subsidized housing units, more than half are owned privately and have covenants that are scheduled to expire in the next five years. These units are located at two developments:

- Seahurst Village Apartments: 543 Units, expiration in 2023. Status unknown as of 2024.
- Veranda Green, 147 studio, 1-bedroom, and 2-bedroom units located adjacent to the Rainier Golf and Country Club in northeast Burien. Advertised as income restricted.

The loss of the affordability covenants on these housing developments could displace many residents. Other affordable housing covenants would expire in the 2030s and 2050s.

Recent state laws promote 50-year affordability covenants when incentives are authorized. (RCW 36.70A.540)

Exhibit 4-13. Income-Restricted and Subsidized Housing in Burien

Location	Location	Number Units and Bedroom Size	Tenant	Half mile to Transit
KCHA				
Boulevard Manor	Boulevard Park	70 units – 1 bedrooms	Ages 62+People with disabilities	Yes
Burien Park	Downtown	102 units – 1 bedrooms	Ages 62+People with disabilities	Yes
Munro Manor	Sunnydale	60 units – 1 bedrooms	Ages 62+People with disabilities	Yes
Yardley Arms	Evansville	67 units – 1 bedrooms	Ages 62+People with disabilities	Yes
KCHA Other Rental				
Arbor Heights	Salmon Creek	97 units – 1 , 2 , 3 bedrooms	Families, Ages 55+People with disabilities	Yes
Woodridge Park	Boulevard Park	143 — 1-bedroom 58 — 2-bedroom & 1-bath	All ages, accepts Section 8 vouchers	Yes
Federal/ State Funded				
Burien Haus Apts.	Downtown	34 units (33 affordable) – 1 bedroom	Elderly, Persons with Disabilities, 30% AMI	
Burien Veterans House	Evansville	6 units	0-30% AMI Income-Restricted Units	Yes
Cedarstone Apts	Inglesea	30 units (28 affordable)	Special Needs	Yes
Franciscan Apartments	Lake Burien	38 units – 1 bedroom	Elderly, Persons with Disabilities	Yes
Independence Bridge	Downtown	50 units (48 affordable)	Youth/Young Adult Housing	No
Lake Apartments	Downtown	24 units (22 affordable)	0-30% AMI Income-Restricted Units	Yes
LARC @ Burien	Boulevard Park	160 units	Elderly, Persons with Disabilities, 51-80% AMI	Yes
Vintage at Burien	Highline	101 (99 affordable)	People age 62+People with disabilities	Yes
The Willows	Shorewood	30 units	Special Needs	Yes
National Housing Preservation Database				
Veranda Green*	Boulevard Park	147 studio, 1-bedroom, and 2-bedroom units	Income Restricted	No

*Identified as an income restricted complex at website.
Source: (King County Housing Authority 2023), WSHFC, 2023, PolicyMap, 2020

Homeless Shelters and Permanent Supportive Housing

It is estimated that up 100-200 unhoused people live in Burien Patrick 2023). There are currently has two shelters within city limits: a family shelter (Mary's Place) that can serve up to 219 family members and a women-only shelter (Hospitality House) that can serve up to nine single women. Since 2019, Highline United Methodist Church has opened and operated a severe weather shelter during times of extreme weather and can sleep up to 50 people. While there are some beds for

individuals and families, there are not designated spaces for single men, youth, or couples to find shelter. The beds that are available are continually full and shelters have to turn people away because they are over capacity. The need far exceeds the available resources.

Several community organizations, including Transform Burien, provide regular meals, health care, and other essential needs to people experiencing homelessness. Seattle Union Gospel Mission and local churches also provide services.

As of 2023, Downtown Emergency Services Center (DESC) is building permanent supportive housing for adults with disabilities in Downtown Burien; there will be 95 tenants and 20 staff.

Tomorrow's Projections

The Growth Management Act (GMA) requires that King County and its cities allocate a fair share of housing over a 20-year period through Countywide Planning Policies. Burien is required to address housing targets at all income levels. See **Exhibit 4-14**.

Exhibit 4-14. Housing Targets with Income Bands and Emergency Housing: 2019-2044

Target Type	Target: Net Increase 2019-2044
0-30% Permanent Supportive Housing	759
0-30% Other	1,444
30-50%	524
50-80%	407
80-100%	574
100-120%	650
120%+	3,142
Housing 2019-2044	7,500
Emergency housing and shelter beds	1,433

Source: King County, Countywide Planning Policies, 2023.

The growth allocations flow from multicounty planning policies in VISION 2050 that sets a regional framework for centers and the role each community plays. Burien is a Core City with a designated regional growth center in Downtown. The VISION 2050 Regional Growth Strategy envisions a major role for these cities to accommodate growth while providing a significant share of the region's housing.

To meet the targets, the City would need greater annual productions of units by income band than seen 2019-2023 (base year of targets to present). See **Exhibit 4-15**.

Exhibit 4-15. Housing Targets Needs and Opportunities

Target Type	Annual Production Needed	Completed or In-progress 1/2019-6/2023	Additional Opportunities	Production Pace is on Track?
0-30% Permanent Supportive Housing	30	DESC: 95		No
0-30% Other	60		Mary's Place 2026: Part of 89 Units	No
30-50%	20			No
50-80%	20	Habitat for Humanity: 40 EcoTHRIVE: 27	Mary's Place 2026: Part of 89 Units	Yes
80-100%	20			Unknown
100-120%	30			Unknown
120%+	130			Unknown
Total Housing	300	Issued permits 2019-2023: ▶ ADUs: 30 ▶ Single-Family: 65 ▶ Townhouse: 40 ▶ Multiplex: 12 ▶ Multifamily: 150 ▶ Mixed Use Multifamily: 230 ▶ Permanent Supportive Housing: 95 ▶ Demolitions: 7 Total: 615*		No
Emergency housing and shelter beds	60		Mary's Place 2026: 200 family members	No

*OFM 4/2019 to 4/2023 identifies approximately 562 units.
Source: City of Burien, BERK, 2023.

The Future Land Use Plan (**Exhibit 2-4**) would have capacity to create the units needed, provided densities are either midpoint or with high-rise in a part of the Greater Downtown for the designations based on market potential and not at minimum levels. See **Exhibit 4-16**.

Exhibit 4-16. Capacity by Income Band: Land Use Plan Scenarios

Scenario/Income Level	Capacity (Prelim)	Needed Units	Needs Met?
Future Land Use Plan	Highrise Densities		
0-80%	4,679	3,134	Yes
80-120%	6,408	1,224	Yes

Scenario/Income Level	Capacity (Prelim)	Needed Units	Needs Met?
120%+	3,188	3,142	Yes
Future Land Use Plan	Midpoint Densities		
0-80%	3,587	3,134	Yes
80-120%	4,501	1,224	Yes
120%+	3,313	3,142	Yes

Source: BERK, 2023.

Challenges and Opportunities

Based on a review of Burien's Comprehensive Plan during the periodic review, the following housing challenges and opportunities were identified:

- **Create Opportunities for More Housing Supply:** Create opportunities to meet Burien's new housing targets by income band and special needs to meet Burien's regional obligations. Currently, the pace of production is not on track to meet the needs.
- **Accommodate Middle Housing:** Add missing middle housing allowances to single family zones. The City has a start with its 2019 Accessory Dwelling Unit allowances but will need to address recent legislation (HB 1110 and HB 1337) regarding the number and type of units allowed and removal of barriers in regulations.
- **Increase Flexibility and Opportunity for Multifamily and Mixed Use Housing:** Currently, the City allows mixed use development on the same site, and has a tiered set of densities unlikely to produce the types and densities needed to meet needs at all income levels. A policy consideration is to allow stand-alone residential if meeting criteria (e.g., transition use; part of horizonal mixed use block, or other). Where focused, multifamily and mixed use housing should support transit use and provide access to parks and services.
- **Address Homelessness:** Provide opportunities for temporary and permanent shelters, emergency housing, and permanent supportive housing. The City has deployed its limited local resources but has a need to address requirements under case law.[4] A number of nonprofit organizations and county and state agencies are partners in addressing homelessness.
- **Protect Against Displacement:** Naturally occurring affordable housing (affordable but not subsidized) is at risk of redevelopment in the next 10 and 20 years. Evictions are relatively high in some block groups such as where older multifamily developments are found (e.g., near Ambaum).
- **Remove Policy and Code Barriers:** Adjusting housing types and densities in single-family zones is needed to reflect recent accessory dwelling unit and middle housing requirements in state legislation. Also, a review of policies and codes showed that current mixed use dwelling unit allowances (density and format) and development standards could impede development (conflicting heights in Urban Center, parking near high-frequency transit, alleys, and middle housing).

[4] See: https://www.burienwa.gov/residents/resident_resources/human_services/homelessness_response.

Our Housing Plan

Engagement with community-based organizations, businesses, and the broader community identified several housing themes:

- Escalating housing costs are a common concern. Burien is at risk of losing residents due to lack of affordable, quality housing, both ownership and rental.
- Improving existing housing (e.g., play areas, parking, unit maintenance) is important.
- Housing solutions for Burien should include middle housing to improve housing choices and help with affordable homeownership.
- Criteria for middle housing should address location, design, open space, landscaping, parking, access, infrastructure, and more. There is also a desire not to overburden the permitting process.
- Burien should place more density at intersections and in the Urban Center for improved design and walkability. There is a concern about rezones and what that means for existing residents.
- Burien should focus on housing opportunities for the workforce, multigenerational families, and more.

Burien's Housing Plan is based on its Housing Action Plan (2021) hereby incorporated by reference. The Housing Action Plan includes these themes:

- Increase affordable housing and prevent displacement.
- Increase both market-rate and affordable housing production in Downtown Burien.
- Support TOD and investments in transit corridors.
- Increase housing options and housing choice (i.e., middle housing).



April 2023 Open House



April 2023 Open House Continued

Goals and Policies

Goal 4.1 Promote housing preservation and improvement in Burien.

Housing Stock Conservation and Improvement

Policy 4.1-1 Place a high priority on conserving and improving Burien's existing housing stock through:

- Code enforcement
- Appropriate zoning
- Supporting the maintenance, soundproofing, weatherization, rehabilitation, and long-term preservation of existing housing, especially for low and moderate-income citizens
- Protecting naturally occurring affordable housing and housing with long-term affordability covenants
- Discouraging conversion to inappropriate nonresidential uses

Policy 4.1-2 Avoid unnecessary barriers to the renovation and improvement of homes in established neighborhoods built to past standards when applying Burien's standards and regulations for residential areas.

Policy 4.1-3 Give special attention to improving the quality of low-income neighborhoods and seek to implement programs which encourage rehabilitation of deteriorating structures, infrastructure, green infrastructure, and facilities in such neighborhoods.

Expand Ownership and Rental Housing

Policy 4.1-4 Advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low- and moderate-income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization.

Policy 4.1-5 Compile and make available housing and housing agency services information to:

- assist both low- and moderate-income families in finding adequate housing; and
- to assist both nonprofit and for-profit developers in locating affordable housing.

Examples include but are not limited to: Renting in Burien Handbook, Rental Housing Inspection Program, Notice of Intent to Sell requirements, Affordable Housing Demonstration Program, and others.

Policy 4.1-6 Enhance Burien's Rental Housing Policy to establish, update, or strengthen tenant protections and resources.

Conserve and Expand Income-Restricted Housing

Policy 4.1-7 Ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time, for at least 50 years. Promote retention of affordability for properties with expiring covenants with county, state, or federal funds and city incentives.

Policy 4.1-8 In coordination with other local and regional agencies, support and plan for income-restricted housing opportunities in Burien using available federal, state, and county resources.

Policy 4.1-9 Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability.

Policy 4.1-10 Consistent with the Land Use Element promote transit-oriented development in the Urban Center and major corridors with access to frequent transit, including income-restricted affordable housing. Prioritize conservation of existing income-restricted housing in proximity to transit.

Goal 4.2 Create capacity, incentives, and requirements for housing development to meet the needs of all economic segments in Burien.

Promote Range of Housing Types

Policy 4.2-1 Through Burien's plans and regulations, facilitate home ownership and rental opportunities for all economic segments of the community.

Policy 4.2-2 Provide opportunities through the Future Land Use Plan and zoning districts for an economically diversified housing supply, including extremely low, very low, low, moderate, and upper income levels, to serve a broad range of community needs consistent with Exhibit 4-14. Housing Targets with Income Bands and Emergency Housing: 2019-2044.

Policy 4.2-3 Consider established housing targets when evaluating land use designation changes.

Policy 4.2-4 Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods to meet the goals set under RCW 36.70A.020(4). These housing types include but are not limited to: single-family dwelling units; moderate density housing; mixed use and multifamily dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured,

modular, and mobile homes; multi-generational housing; co-housing; and clustered housing or clustered services.

Policy 4.2-5 Implement strategies for affordable housing including but not limited to:

- allowing quality designed prefabricated housing within single-family neighborhoods.
- facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities.
- allowing accessory dwelling units and middle housing opportunities in predominantly single-family detached housing districts.
- allowing middle housing in low density residential neighborhoods.
- encouraging and allowing mixed use developments within identified commercial nodes.

Policy 4.2-6 Promote units that accommodate large households and/or multiple bedrooms. Provide a range of affordable housing types meeting different household characteristics of families, seniors, and others including affordable artist housing.

Policy 4.2-7 Offer incentives for affordable housing in proximity to job centers such as the Urban Center, Creative District, corridors with access to frequent transit like Ambaum Boulevard, and medical centers.

Affordable Housing Incentives

Policy 4.2-8 Encourage the development of affordable housing through incentives including height bonuses.

Policy 4.2-9 Allow an increased density bonus for affordable housing located on property owned by a religious organization.

Policy 4.2-10 Implement Burien's 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. Consider results of the demonstration program to create changes to Burien's development regulations to support the community's housing needs

Policy 4.2-11 Update the City's multifamily tax exemption program.

(1) Update the MFTE program in the Downtown Urban Center and expand it to other designated corridors and multifamily zones across the city such as those with existing or future frequent transit areas.

(2) In MFTE provisions, encourage housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes.

Policy 4.2-12 Develop an inclusionary housing program to support more higher density housing when feasible in the marketplace.

Policy 4.2-13 Provide standards that result in healthy, quality housing and amenities, while avoiding undue contributions to housing costs. Provide objectives and standards for site plans, landscaping, and buildings. Consider:

- Access to pedestrian, bicycle, and transit facilities
- Right size parking quantity and effective management
- Onsite and offsite recreation facilities
- Use of alleys for effective unit densities, design, and circulation

Policy 4.2-14 Consider disposition of suitable City-owned property for affordable housing development. See also Policy 4.2-24.

Development Regulations Evaluation

Policy 4.2-15 Periodically evaluate the performance of residential zoning designations and adjust development standards to increase efficient use of land.

Policy 4.2-16 Periodically evaluate City development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs.

Policy 4.2-17 Remove barriers to development of affordable and market rate housing. Use creative SEPA tools such as exemption thresholds, infill and mixed-use exemptions, or planned actions to encourage housing and streamline permitting. Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing.

Policy 4.2-18 Measure the effectiveness of policies and regulations in meeting the housing needs of Burien residents through the Housing Element implementation strategies and tracking of metrics.

- Track Affordable Market Rate Units
- Monitor Regulated Affordable Housing Properties
- Monitor Neighborhoods at Highest Risk for Displacement and Act with Caution when Proposing Land Use Changes

Sustainability and Amenities

Policy 4.2-19 Encourage aging in place through community services supporting home-based care, transportation, home safety features. Provide incentives or remove regulatory barriers to encourage home safety and weatherization efforts.

Policy 4.2-20 Implement universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities.

Policy 4.2-21 Encourage new housing options to be built sustainably and ensure that those sustainable housing options are affordable to all economic segments. Periodically research new building technology and alternatives which allow developers to build in more efficient ways, incorporate new materials, and other techniques.

Extremely Low Income Housing

Policy 4.2-22 Prioritize and meet the needs of extremely low-income households earning 0-30% of the area median income (AMI)

Policy 4.2-23 Coordinate resources and support the development of housing meant for extremely low-income households through the South King Housing and Homelessness Partners (SKHHP) and other interagency partnerships.

Policy 4.2-24 Support the use of surplus publicly-owned lands for housing where it is suitable, particularly for 0-30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing.

Goal 4.3 Provide moderate density housing options in low density single-family districts.

Policy 4.3-1 Promote the development of accessory dwelling units (ADUs) within new and existing single-family developments to provide additional housing choices for all economic income levels, multi-generational households, and smaller households in residential neighborhoods. Regulations should:

- Allow two ADUs on lots in single-family detached housing districts, attached and detached.
- Allow ADU/DADU conversions to existing structures on site.
- Allow for condominium ownership opportunities.
- Apply standards consistent with state laws regarding height, parking, impact fees and others.
- Apply airport noise and critical area regulations similar to standards for the principal unit.

- Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.

Policy 4.3-2 Enable and encourage development of middle housing serving those with low or moderate incomes. This includes multi-unit or clustered residential buildings that provide relatively smaller or alternatives to single family housing such as accessory dwelling units, duplexes, triplexes, fourplexes, cottage clusters, townhouses, courtyard apartments, and small apartments, cohousing, or shared housing options. (

Goal 4.4 Enhance opportunities for multifamily and mixed-use housing with amenities.

Policy 4.4-1 Provide opportunities in the Future Land Use Plan and zoning districts to build multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development and design standards.

Policy 4.4-2 Consolidate commercial and mixed use designations and allow horizontal and vertical mixed use development in commercial and mixed use zones.

Policy 4.4-3 Modify development standards to support transit-oriented development such as along the Ambaum Boulevard Corridor, 1st Avenue S, and other corridors with transit access.

Policy 4.4-4 Provide a scaled transition between the core of the mixed-use development and surrounding single-family areas.

Goal 4.5 Direct resources and work with partners to provide opportunities for emergency shelters, emergency housing, transitional housing and permanent supportive housing

Policy 4.5-1 Allow permanent supportive housing in the Urban Center and other districts; support the availability of transit and tailored services to meet health and behavioural health needs of the community. See also Policy 4.5-2.

Policy 4.5-2 Support the development of permanent supportive housing affordable to those earning 0-30% AMI through measures to support access to properties and reduced costs:

(1) mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;

(2) creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;

(3) reducing permit fees for PSH projects;

(4) streamlining design and permit review for PSH projects;

(5) increasing buildable height and/or floor area ratio for PSH; and

(6) reducing or removing cost requirements such as vehicular parking requirements for PSH.

Policy 4.5-3 Work in partnership with other public entities, nonprofits, and religious organizations to facilitate development of permanent supportive housing, transitional housing, emergency shelters, and emergency housing and meet targets for permanent supportive housing units and emegency beds per Policy 4.2-2. Consider temporary encampments and tiny homes as well as permanent structures on public, religious, nonprofit, and other private lands to meet needs.

Policy 4.5-4 Identify and close gaps in emergency housing access regarding age, gender, and household size and type. Allow emergency housing and shelters in all zones that allow hotels. Ensure appropriate development and operation standards that meet building and fire codes and other provisions of state law.

Discussion, the PROS Plan includes a strategy to continue to implement a coordinated response with public service providers to assist people experiencing homelessness within parks and recreation facilities and connect them to available resources within the community.

Goal 4.6 Undo impacts of policies and regulations on racial disparities and exclusion in housing and promote equitable housing ownership and rental housing opportunities.

Policy 4.6-1 Implement policies that increase affordable homeownership opportunities and projects that promote access to opportunity and wealth-building opportunities for Black, Indigenous, and People of Color communities. Address changes to exclusionary zoning, promote a range of housing types, offer incentives, and amend regulations per Goal 4.2, Goal 4.3, and Goal 4.4 and associated policies.

Policy 4.6-2 Explore and expand upon a range of homeowner assistance programs.

Policy 4.6-3 When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

Policy 4.6-4 Ensure equal access to housing for all people, without regard to special need, race, creed, color, national origin, religion, sex, family status, or disability honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, participation in Section 8 voucher program or other similar government housing subsidy programs.

Policy 4.6-5 Implement non-discriminatory zoning regulations for group homes that is consistent with the Federal Fair Housing Act, enabling different classes of group homes to be permitted in appropriate residential neighborhoods.

Policy 4.6-6 Encourage the dispersal of special needs and senior housing throughout the city. Some clustering of special needs and senior housing may be appropriate if proximity to public transportation, medical facilities, or other essential services is necessary.

Policy 4.6-7 Require appropriate anti-displacement measures to recognize existing naturally occurring affordable housing. Carefully apply land use designation and zoning changes consistent with the Housing Element. See also Goal 4.7 and policies.

Policy 4.6-8 Support partnerships and dedicated resources for meeting housing needs in Burien and eliminating racial and other disparities in access to housing and neighborhoods of choice.

Policy 4.6-9 Use the Comprehensive Plan Values and Equity Element policies to develop or implement housing policies and strategies.

Policy 4.6-10 Encourage mixed income developments through incentive programs. .

Goal 4.7 Reduce displacement pressures in the application of zoning regulations.

Policy 4.7-1 Prioritize zoning changes allowing increased densities in areas with relatively low risk of displacement and within proximity to designated centers, corridors with frequent service transit, and transit stations.

Policy 4.7-2 Pursue and adopt strategies and regulations where needed which will address minimizing and mitigating the negative impacts of short-term rentals such as increased home and rental costs, displacement of long term rental housing stock, traffic and parking concerns, and public health and safety impacts.

Policy 4.7-3 Recognize that existing mobile home parks in the city provide an important affordable housing choice for low-income residents. Protect residents from mobile home park closures without adequate relocation plans.

Policy 4.7-4 Ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.

Policy 4.7-5 Consider development of an ordinance consistent with RCW 59.18.440 and WAC 365-196-835, requiring developers, public funds, or a combination of the two, to provide relocation funds for displaced tenants. Tenants at or below 50% of the county median income, adjusted for family size, qualify for available funds. Resident relocation assistance as a result of public action is required per RCW 8.26.

Policy 4.7-6 Facilitate and support community land trusts that work for commercial and residential affordability. These private, nonprofit organizations can acquire and hold land

and provide long-term affordable access to land and housing for community residents. These organizations can also facilitate mixed use space and stabilize or attract businesses that serve persons of color (e.g., business incubator spaces; retain local businesses and organizations).

Policy 4.7-7 Prioritize housing or human services support or business location assistance to those who can show that they were forced to move due to displacement that occurred to make way for new development or infrastructure. Give preference to residents of income-restricted housing, first-time homeowners (e.g. down payment assistance), or business owners who can demonstrate that they have been victims of displacement.

Policy 4.7-8 In exchange for density or height bonuses or other incentives, seek community benefit agreements specifying public benefits that the residential, commercial, or mixed use development will provide, along with the responsibilities of each party. Such agreements can support affordable housing, affordable commercial space, community gathering spaces and other public amenities.

Policy 4.7-9 Encourage residential and neighborhood design to provide housing in walkable distances to services.

Policy 4.7-10 Promote rehabilitation of existing housing to extend its useful life. Provide resources and regulations that promote energy efficiency and healthy indoor air quality. Encourage use of salvage materials.

Implementation

Key actions to achieving the Housing Element include ongoing implementation of the Housing Action Plan recommendations, and regular review of the zoning and development regulations to identify and remove barriers to make adequate housing opportunities for all economic segments. Partnerships with other entities like SKHHP, as well as others identified under the Human Services Element.

GMA requires an implementation progress report detailing the progress Burien has achieved in implementing its Comprehensive Plan five years after the review and revision. Key elements in the monitoring progress report include:

- The implementation of previously adopted changes to the housing element and any effect those changes have had on housing affordability and availability within the jurisdiction;
- Permit processing timelines; and
- Progress toward implementing any actions required to achieve reductions to meet greenhouse gas reduction and vehicle miles traveled requirements as provided for in any element of the comprehensive plan under RCW 36.70A.070.

As part of the Comprehensive Plan Update the following outcomes and metrics (Exhibit 4-17) have been developed to include in a monitoring report.

Exhibit 4-17. Housing Element Equity Metrics

Outcomes	Metrics
▶ Increase middle housing for affordable homeownership and rentals.	▶ Plan Development: Minimum 75% of single-family zones modified to allow for middle housing. (Middle Housing Grant 30%; HB 1110 75%) ▶ Plan Monitoring: Eligible lots for middle housing and number of middle housing units permitted and constructed compared to single family units.
▶ Creation of middle-income housing. ▶ Increased homeownership opportunities BIPOC households.	▶ Market sales or rental prices for new housing and affordability to households at or less than 120% of AMI. ▶ Racial disparity in households who own homes.
▶ Minimize displacement of low-income households/units. ▶ Retain naturally occurring affordable housing.	▶ Number of naturally occurring affordable housing units retained. ▶ Ratio of short-term rental properties to permanent year-round housing.
▶ Increased capacity to supply housing affordable to the population. ▶ Availability of emergency shelters, emergency housing, and permanent supportive housing.	▶ Annual production of housing units at or below 80% of AMI compared to target. ▶ Annual production of emergency beds and permanent supportive housing compared to target. ▶ Per capita resources (city) devoted to affordable, emergency, and permanent supportive housing.
▶ Access to amenities and services.	▶ Achieved density at least 12 du/acre within 3/4 mile of major transit stop, commercial services, and/or park. ▶ Access to services to residents in affordable housing.