The City of
MAPLE VALLEY

AGENDA

MAPLE VALLEY CITY COUNCIL
SPECIAL MEETING STUDY SESSION

Monday, July 20, 2020
6:00 p.m. - 8:00 p.m.

Maple Valley City Hall
22017 SE Wax Road, Suite 200

THIS IS OFFERED AS A ZOOM WEBINAR ONLY. CALL IN AND JOINING INFORMATION AS FOLLOWS:

https://maplevalleywa.zoom.us/j/98356024730?pwd=WTlRUGpHanl4cERVQk42V1R2U2cvQT09

Dial In option: 1-253-215-8782 Meeting ID: 983 5602 4730 Password: 123662

1. CALL TO ORDER
2. STUDY SESSION ITEMS
   (a) Interim Zoning Regulations Follow-Up .....
   (b) Legacy Site Public Private Partnership Update .....
3. SPECIAL MEETING
   Monday, July 27, 2020 at 7:00 p.m.
   Zoom Meeting only details to follow
4. ADJOURNMENT

Americans with Disabilities Act (ADA) reasonable accommodations provided upon request. Please call Shaunna Lee-Rice, City Clerk, at 425-413-8800.

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Date: July 20, 2020

To: Mayor Sean Kelly and Councilors

From: Amy Taylor, Senior Planner
Matt Torpey, Community Development Manager

Subject: Interim Zoning Follow-Up

Background

During the June 15, 2020 City Council Study Session, staff presented a summary of an updated travel demand model comparing future traffic levels based on both the allowance of multi-family residential in commercial zones and the prohibition. This model revealed no significant difference in intersection levels of service based on these two land use scenarios. Under the scenario of multi-family residential in commercial zones, 24 units per acre was assumed. The increase was 874 new residential units in the commercial zones (includes Town Center) assuming the allowance of residential.

Please find below several questions asked by councilmembers along with answers to assist with the Council discussion on multi-family housing in commercial zones.

Discussion

<u>What is the difference between subsidized versus affordable housing?</u>

- Subsidized housing refers to either privately owned, market rate housing receiving ongoing subsidy through a government or nonprofit program OR housing that receives public funds for construction. Housing Choice Vouchers (commonly known as Section 8 vouchers) are one type of subsidy in which the government pays for a portion of a tenant's rent, based on the tenant's income. All rental housing is Section 8 eligible, up to a certain rental threshold determined by the market rate in a given ZIP code and the individual tenant's income.
- Affordable housing is a blanket term which most often refers to publicly-subsidized, income-restricted housing that is publicly owned and maintained. Eligible applicants can

earn up to a certain income limit based on the size of their household and the area median income (which is currently 110,700 for a family of four).[1]

What are the city's growth management target numbers?

- By 2045, Maple Valley will be expected to accommodate approximately a share of 35,000 more people (split between 20 cities & towns).[2] The exact number of housing units assigned to Maple Valley as our updated growth target is currently being refined as part of the Urban Growth Capacity Study (aka Buildable Lands Analysis). We expect to know to know this exact number by late 2021. The anticipated number of units based on early analysis by the Growth Management Planning Commission is likely to be between 1,000 and 2,000 new housing units in Maple Valley.

What does Maple Valley housing stock look like?

Housing Type	Total Units (2012)[3]	Percent of Total Units (2012)	Total Units (2018)[4]	Percent of Total Units (2018)
Single Family	7,761	94%	8,251	83%
Multi-Family	527	6%	1,408	15%
Total:	8,288		9,659	

In summary, Maple Valley experienced growth of both single family and multi-family housing between 2012 and 2018, but multi-family housing grew at a higher rate. Maple Valley's 2031 growth target was 1,800 based on 2012 data, between 2012 and 2018, we grew by 1,371 units. Multi-family housing built in 2019 brings us close to our 2031 target of 1,800 units.

What does housing look like in other jurisdictions?[2]

Housing Type	Covington (2012)	Sammamish (2012)	Issaquah (2012)	Seattle (2012)
Single Family	5,915 (96%)	15,368 (94%)	7,363 (52%)	142,932 (46%)
Multi-Family	249 (4%)	968 (6%)	6,888 (48%)	169,977 (54%)
Total:	6,164	16,336	14,251	312,909

In summary, in 2012 Maple Valley had a similar ratio of single to multi-family housing as Covington and Sammamish. Issaquah and Seattle are more urban examples, with a near equal split of single family to multi-family units in 2012.

[1] Link King County AMI levels: https://www.kingcounty.gov/~/media/depts/community-human-services/housing-homelessness-community-development/documents/housing-finance/2019IncomeandRentLimits5incrementsHOMERentseffective62820192.ashx?la=en
[2] Growth Management Planning Council February 26, 2020 Presentation
[3] King County 2014 Buildable Lands Analysis https://kingcounty.gov/~/media/depts/executive/performance-strategy-budget/regional-planning/buildable-lands-report/king-county-buildable-lands-report-2014.ashx?la=en
[4] Maple Valley 2018 Buildable Lands Analysis Data

Tell us the make-up of Ownership versus Rental Housing in Maple Valley[5]

Occupancy (2015)	Housing Units
Owner Occupied	6,700 (76%)
Renter Occupied	1,640 (19%)
Vacant	483 (5%)

In summary, Maple Valley's housing units were primarily owner occupied in 2015.

What is the acreage of redevelopable land per zone in Maple Valley? [3]

Zone	Gross Acres	Vacant Area	Redevelopable Area*	Residential	Non-Residential
R-4	652.59	24.4	58.2	x	
R-6	1240.8	28.9	158.8	x	
R-8	79.8	0	2.2	x	
R-12	104.5	0	28.7	x	
R-18	9.5	0	0	x	
R-24	22.2	0	0	x	
NB	7.3	0.1	0.6		x
REC	63.1	9.4	50.9		x
RLTC	122.8	122.8	122.8		x
TC	110.8	5.3	35.4		x
CB	115	16.8	1.7		x

*Redevelopable is defined as any parcel in which the King County assessed improvements are less than 50% of the assessed land value (includes vacant parcels).

Zones in the city with the largest portion of redevelopable area are R-4, R-6, RTLC (Summit Place property), and REC (former Haye's Gravel property). R-4 and R-6 areas categorized as redevelopable include large vacant parcels which may be platted in the future, oversized single family parcels that may undergo short plats in the future, and properties with mobile homes and homes with deferred maintenance that may be demolished in the future.

[5] Maple Valley 2015 Comprehensive Plan

What were the Travel Demand Model (TDM) assumptions?

Land Use/ Location	2035 Projected Residential Units		
	Existing residential units	24 d/u per acre (model assumption)	36 d/u per acre (max allowable under zoning)
Community Business (CB)	322	754	1,131
Town Center (TC)	296	738	1,107
Total:	618	1,492	2,238

In summary, policies related to multi-family uses in commercial zones allow for a range of potential multi-family units.

What is the South King Housing and Homelessness Partners (SKHHP)?

- A coalition formed by an interlocal agreement between jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County which allows for cohesive planning and the sharing of resources in order to effectively address affordable housing and homelessness.
- Goal – to increase available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock and advocate for the unique needs of South King County residents. Approximately a $6,000 annual commitment from participating municipalities.
- Representatives from the organization are available to the Planning Commission and/or the City Council to discuss available resources.

Direction Needed

Staff is seeking direction from Council on the allowance of multi-family in the commercial zone and if further direction can be provided for Planning Commission deliberation such as the following:

1. Should the City allow multi-family residential in the commercial zone?
2. Should the City place a cap on the number of allowed residential units consistent with 2045 growth targets (unknown until end of 2021) or based on the number of units modeled in the TDM (874 units)?
3. Should the City consider higher density allowances in the Town Center than in other commercial areas?