



CITY OF KIRKLAND
Department of Planning and Community Development
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Dawn Nelson, Planning Supervisor
Eric Shields, Planning Director
Arthur Sullivan, ARCH Program Manager

Date: September 15, 2010

Subject: **HOUSING REPORT**

RECOMMENDATION

Staff recommends that the City Council receive an update on the history of housing initiatives undertaken by the City of Kirkland in the last 20 years.

BACKGROUND

At the July 6, 2010 City Council meeting, Councilmember Greenway requested that staff prepare a report on the history of different housing initiatives that have been undertaken by the City Council as a way to show the progress that has been made in addressing the issues of creating affordable housing as well as a diverse housing stock. The attached timeline shows the major actions the City has taken to address these issues over the last 20 years (see Attachment 1). The timeline demonstrates that the City of Kirkland has had a long-standing and firm commitment to support the housing issues that face the community and the greater eastside.

Results of Council Housing Actions

The following shows the results of the City's many actions related to affordable housing over the last two decades. The remainder of the memo highlights some of the major steps that have affected these outcomes.

ARCH Housing Trust Fund (1992 - 2009)

- | | |
|---|---------------|
| ▪ Kirkland Contributions to ARCH* | \$3.4 million |
| * (including general funds and CDBG funds) | |
| ▪ Funding to Kirkland Projects from ARCH* | \$3.7 million |
| * (including projects in the Annexation Area) | |

Affordable Housing Units Created or Preserved through ARCH Funding

- Crestline Apartments – 22 units family housing (Annexation Area)
- AIDS Housing – 5 beds special needs housing

- Kirkland Plaza – 24 units senior housing
- Petter Court – 4 units transitional housing (Annexation Area)
- Plum Court – 61 units family housing
- Friends of Youth – 6 units transitional housing
- SAHG Totem Lake Apartments – 60 units family housing

Affordable Housing Created through Land Use Incentives

- Plaza on State PUD – 8 units
- Lakeview Park PUD – 2 units
- Cobblestone Court PUD – 12 units
- City Ministries PUD (Phase 1) – 3 units
- City Ministries PUD (Phase 2) – 3 units
- Luna Sol Multifamily Tax Exemption – 5 units
- Accessory Dwelling Units – 166 units

Affordable Housing Created through Land Donation

- Habitat for Humanity – 1 unit

Innovative Housing Units Created through Land Use Incentives

- Danielson Grove Cottage Housing – 16 units
- Kirkland Bungalows Cottage Housing – 15 units

Following is a brief discussion of major initiatives that have guided the housing discussion in Kirkland for the last two decades.

The Growth Management Act and Housing Goals

The 1990s can be characterized as the decade of the Growth Management Act (GMA). The GMA was passed in July 1990 and included the following housing goal intended to guide the development of comprehensive plans and development regulations:

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock (RCW 36.70A.020(4)).

The GMA also required that counties adopt countywide planning policies to provide a framework for regional coordination. Through the King County Countywide Planning Policy process, each jurisdiction is assigned an overall target for housing as well as targets for affordable housing. Kirkland's affordable housing targets are:

- Seventeen percent of growth in new households affordable to moderate-income households; and
- Twenty-four percent of growth in new households affordable to low-income households.

These targets are specified in the [Housing Element](#) of the Kirkland Comprehensive Plan. The Housing Element is built around the following three goals, each of which has a subset of policies that reflect the City's intent for implementation:

- H-1 Maintain and enhance the unique residential character of each City neighborhood.
- H-2 Promote the creation of affordable housing and provide for a range of housing types and opportunities to meet the needs of all segments of the population.
- H-3 Provide for greater housing capacity and home ownership opportunities.

Key City Policy Actions

The timeline in Attachment 1 shows the Council's major housing related policy actions since 1990. Several of the key actions are discussed below.

The First Affordable Housing Task Force and ARCH

The *1990 Affordable Housing Task Force* was formed in response to the Council's identification of affordable housing as an issue of great interest to the City and broader community. One of the most significant recommendations of that task force was that the City participate in the creation of an eastside housing organization, recognizing that housing affordability is affected by the broader regional economy, that similar issues were being addressed by surrounding local jurisdictions, and that more could be accomplished by pooling resources and working cooperatively. ARCH (A Regional Coalition for Housing) was created in 1992 as a result of this recommendation and a similar recommendation from a Bellevue task force.

ARCH has been instrumental in the City's development of the housing initiatives and legislation identified in the timeline, as well as in allocating resources that result in the creation of affordable housing and in tracking our progress toward meeting our affordable housing targets. Attachment 2 shows all of the projects that have received funding from the ARCH Housing Trust Fund through fall 2008. Attachment 3 shows the number of low and moderate income units that each ARCH city has helped create since 1993 and Attachment 4 shows each city's progress toward its affordable housing goals. Despite direct financial contributions and land use incentives created through the City's many legislative efforts, we continually fall short of meeting our annual affordable housing targets. This was the impetus for the creation of the second Housing Task Force in 2000.

The Second Housing Task Force

The mission of second Housing Task Force appointed in 2000 was to advise the City on specific, implementable strategies related to the following issues:

- Market provision of affordable housing (pricing targeted to specific income levels and potentially guaranteed to remain affordable over time, through regulatory incentives or requirements);
- Innovative housing types to increase housing affordability or meet housing needs of different populations (such as cottage housing or as in "Honey I Shrank the Lots");
- Preservation of existing affordable housing;
- Subsidization of low-income housing;

- Transit-oriented development at Kirkland Park & Ride lots; and
- Public/Private partnerships.

The recommendations of the Housing Task Force have guided the City's housing actions over the last decade. They have been incorporated into the Housing Element of the Comprehensive Plan and the attached Housing Strategy Plan, last updated in July 2007 (see Attachment 5). Several actions that have implemented the Task Force recommendations are discussed briefly below. The current project to create development regulations for Transit Oriented Development at the South Kirkland Park and Ride will implement another of the Housing Task Force's primary recommendations.

Innovative Housing

The Council adopted a demonstration program in 2002 to allow a trial of cottage and compact single family developments and gain perspective about how they would fit within the City's existing single family neighborhoods. The successful development of two projects in the North Rose Hill neighborhood – Danielson Grove and Kirkland Bungalows – resulted in the creation of permanent regulations to allow alternative forms of housing in single family neighborhoods throughout the city. One cottage development is currently under review.

Land Use and Tax Incentives

In 2004, the City adopted density bonuses and tax incentives to encourage the creation of affordable housing units as part of market rate multifamily and mixed use developments. The incentives have been used twice since their adoption.

Totem Lake and Rose Hill Business District Zoning

The zoning in these two business districts was updated in 2006. A significant component in both areas was the opportunity for developers to take advantage of significant height increases if affordable housing was provided. Little development has occurred in these business districts under the new zoning, but one project in Totem Lake was poised to take advantage of the extra height. That project became the SAHG Totem Lake apartments, which will be 61 units of affordable housing.

Mandatory Affordable Housing

The most recent action of the City, taken last December, made a transition from voluntary incentives for the creation of affordable housing in multifamily developments to a mandatory program that will require the inclusion of affordable housing units. (Note: the mandatory program is not applicable within the Houghton Community Council jurisdiction.)

Council Centered Actions

The Council has also taken two actions in the last few years to help guide the City's housing activities:

- Appointed the Council Housing Committee in 2008; and
- Adopted goals in September 2009 to "...articulate key policy and service priorities for Kirkland. Council goals guide the allocation of resources through the budget and capital improvement program to assure that organizational work plans and projects are

developed that incrementally move the community towards the stated goals." The Council's adopted Diverse Housing Goal is:

To ensure the construction and preservation of housing stock that meet a diverse range of incomes and needs.

Attachments

1. Housing Issues Timeline 1990-2010
2. ARCH Funded Projects List
3. ARCH Creation of Affordable Housing
4. ARCH Progress toward Affordable Housing Targets
5. Housing Strategy Plan

City of Kirkland Housing Issues Timeline

DATE	ITEM
November 1990	Affordable Housing Task Force appointed to identify short and long term strategies to address affordable housing needs within City
August 1991	Affordable Housing Task Force Final Report Issued
September 1992	A Regional Coalition for Housing (ARCH) created by Interlocal Agreement between Kirkland, Bellevue, Redmond and King County
September 1993	Donated parcel of land near Houghton Transfer Station to Habitat for Humanity for construction of one affordable new single family home
July 1995	Housing Element in Comprehensive Plan updated under GMA, including specific targets for low and moderate income housing
June 1995	Accessory Dwelling Unit regulations adopted pursuant to GMA, allowing ADUs throughout City
??? 1996	First Housing Strategy Plan adopted to track implementation of policies in the Housing Element of the Comprehensive Plan
May 1996	Amendment to Zoning Code nonconformance regulations adopted to aid in the retention of older multifamily units that may have lower than market rents
July 1998	ARCH issued Parity Recommendation to establish equitable contributions from member cities to achieve an annual Housing Trust Fund of \$1,000,000 to \$2,000,000
June 1999	Allocated General Funds to ARCH Housing Trust Fund to meet midpoint of City's parity range (with annual allocations every year since)
June 2000	Appointed Housing Task Force to look at issues related to affordable housing and housing affordability
November 2001	Housing Task Force Final Recommendation Report issued
September 2002	Innovative Housing Demonstration Program Ordinance adopted to allow projects demonstrating cottage, compact single family and duplexes or triplexes in single family neighborhoods
February 2004	First Innovative Housing project approved for construction (Danielson Grove)
April 2004	Second Innovative Housing project approved for construction (Kirkland Bungalows)
May 2004	Adopted land use and tax incentives to encourage development of affordable multifamily housing units in market rate developments
December 2004	Updated the Housing Element of the Comprehensive Plan to include recommendations from Housing Task Force
January 2006	Rose Hill (RH) Business District Zoning regulations adopted with affordable housing required to access additional building height
March 2006	Totem Lake (TL) Business District Zoning regulations adopted with affordable housing required to access additional building height
June 2007	Created incentives for small lot single family development and preservation of historic residences in the Market and Norkirk Neighborhoods
December 2007	Adopted regulations allowing Cottage, Carriage and Two/Three Unit Homes in low density residential zones
December 2008	Added language to the Lakeview Neighborhood Plan establishing standards for a Transit Oriented Development including affordable housing at the South Kirkland Park and Ride
December 2009	Amended land use incentives for affordable multifamily housing and created mandatory requirements in developments over four units in certain zones (excludes Houghton jurisdiction, CDB, NRHBD and portions of JBD without density limits)

ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF PROJECTS FUNDED (1993 - Fall 2008)

FAMILY HOUSING

Project	Location	Owner	# Units/	
			Beds	Funding
Andrews Heights Apartments	Bellevue	St. Andrews	24	\$400,000
Garden Grove Apartments	Bellevue	DASH	18	\$180,000
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000
Glendale Apartments	Bellevue	DASH	82	\$300,000
Wildwood Apartments	Bellevue	DASH	36	\$270,000
Somerset Gardents (Kona)	Bellevue	KC Housing Authority	198	\$700,000
Pacific Inn	Bellevue	Pacific Inn Assoc. *	118	\$600,000
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000
Chalet Apts	Bellevue	St Andrews	14	\$163,333
St Margarets	Bellevue	St Andrews	10	\$387,500
YWCA Family Apartments	K.C. (Bellevue Sphere)	YWCA	12	\$100,000
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	St. Andrews	54	\$291,281
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000
Habitat - Patterson	Redmond	Habitat of EKC	24	\$446,629
Avon Villa Mobile Home Park	Redmond	MHCP **	93	\$525,000
Terrace Hills	Redmond	St. Andrews	18	\$442,000
Village at Overlake Station	Redmond	KC Housing Authority **	308	\$1,645,375
Summerwood	Redmond	DASH	166	\$1,198,034
Habitat - Newcastle Site	Newcastle	Habitat of EKC	12	\$240,837
RoseCrest (Talus)	Issaquah	St. Andrews	40	\$918,846
Mine Hill	Issaquah	St. Andrews	28	\$450,000
Clark Street	Issaquah	St Andrews	30	\$355,000
Lauren Heights (Iss Highlands)	Issaquah	SAHG/SRI **	45	\$657,343
Habitat Issaquah Highlands	Issaquah	Habitat of EKC **	10	\$200,000
Issaquah Family Village	Issaquah	YWCA **	90	\$4,646,700
Greenbrier Family Apts	Woodinville	DASH **	50	\$286,892
Plum Court	Kirkland	DASH	61	\$1,000,000
Kenmore Court	Kenmore	LIHI **	33	\$452,321
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	60	\$415,000
SUB-TOTAL FAMILY HOUSING			1755	\$18,287,092
			Percent of Total Funds Allocated	61.9%
			Long Term Distribution Goal	56.0%

SENIOR HOUSING

Project	Location	Owner	# Units/	
			Beds	Funding
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000
Ashwood Court	Bellevue	DASH/Shelter Resources *	50	\$1,070,000
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64	\$1,280,000
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000
Riverside Landing	Bothell	Shelter Resources **	50	\$225,000
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000
Ellsworth House Apts	Mercer Island	St. Andrews	59	\$900,000
Greenbrier Sr Apts	Woodinville	DASH/Shelter Resources **	50	\$131,192
SUB-TOTAL SENIOR HOUSING			417	\$4,631,192
			Percent of Total Funds Allocated	15.7%
			Long Term Distribution Goal	19.0%

HOMELESS/TRANSITIONAL HOUSING

Project	Location	Owner	# Units/ Beds	Funding
Hopelink Place	Bellevue	Hopelink **	20	\$500,000
Chalet	Bellevue	St Andrews	4	\$46,667
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000
St Margarets	Bellevue	St Andrews	30	\$1,162,500
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750
Avondale Park	Redmond	Hopelink (EHA)	18	\$280,000
Avondale Park Redevelopment	Redmond	Hopelink (EHA) **	60	\$1,502,469
Petter Court	Kirkland	KITH	4	\$100,000
Rose Crest (Talus)	Issaquah	St. Andrews	10	\$229,712
Lauren Heights (Iss Highlands)	Issaquah	SAHG/SRI **	5	\$73,038
Issaquah Family Village	Issaquah	YWCA **	10	\$516,300
SUB-TOTAL HOMELESS/TRANSITIONAL HOUSING			171	\$4,732,435
			Percent of Total Funds Allocated	16.0%
			Long Term Distribution Goal	13.0%

SPECIAL NEEDS HOUSING

Project	Location	Owner	# Units/ Beds	Funding
My Friends Place	K.C.	EDVP	6	\$65,000
Stillwater	Redmond	Eastside Mental Health	19	\$187,787
Foster Care Home	Kirkland	Friends of Youth	4	\$35,000
FOY New Ground	Kirkland	Friends of Youth	6	\$250,000
DD Group Home 4	Redmond	Community Living	5	\$111,261
DD Group Homes 5 & 6	Redmond/KC (Bothell)	Community Living	10	\$250,000
United Cerebral Palsy	Bellevue/Redmond	UCP	9	\$25,000
DD Group Home	Bellevue	Residence East	5	\$40,000
AIDS Housing	Bellvue/Kirkland	Aids Housing of WA.	10	\$130,000
Harrington House	Bellevue	AHA/CCS	8	\$290,209
DD Group Home 3	Bellevue	Community Living	5	\$21,000
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000
IERR DD Home	Issaquah	IERR	6	\$50,209
Oxford House	Bothell	Oxford/Compass Ctr.	8	\$80,000
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6	\$150,000
SUB-TOTAL SPECIAL NEEDS HOUSING			111	\$1,885,466
			Percent of Total Funds Allocated	6.4%
			Long Term Distribution Goal	12.0%

TOTAL	2436	\$29,536,185
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* Funded through Bellevue Downtown Program

** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

*** Amount of Fee Waiver still to be finalized

As Figure 13 shows, a combination of private-market and public sector strategies have helped create nearly 6,380 units of affordable housing in East King County since 1993.

Figure 13 – Creation of Affordable Housing: 1993-2007

City	Low Income (50% of Median)				Moderate Income (80% of Median)			
	Direct Assistance	Land Use Incentives	Market	Sub Total	Direct Assistance	Land Use Incentives	Market	Sub Total
Beaux Arts	0	0	0	0	0	0	0	0
Bellevue	864	0	8	872	582	321	810	1,713
Bothell	90	0	0	90	59	2	647	708
Clyde Hill	2	0	0	2	1.0	3	0	4
Hunts Point	0.3	0	0	0.3	0.0	0	0	0
Issaquah	181	0	0	181	1	134	133	268
Kenmore	112	0	0	112	84	23	51	158
Kirkland	157	0	43	200	108	133	158	399
Medina	2.1	0	0	2.1	0.2	1	0	1
Mercer Island	59	0	0	59	2.4	202	10	214
Newcastle	20	0	0	20	1.1	10	0	11
Redmond	285	3	0	288	376	196	239	811
Sammamish	6	0	0	6	0.2	0	0	0.2
Woodinville	71	0	0	71	1	33	153	187
Yarrow Point	0.3	0	0	0.3	0	0	0	0
TOTAL	1,849	3	51	1,903	1,215	1,058	2,201	4,474
TOTAL UNITS	6,377							

Source: ARCH,

*Includes permits for accessory dwelling units, density bonuses, etc.

**Does not include all property permitted in 2007

- **Low income units** (affordable to households up to 50% of median income) have generally required some type of direct assistance to develop.
- **Moderate income units** (affordable to households up to 80% of median income) are more likely to be created by the market or through land use or regulatory incentives offered by local governments. Nearly three-quarters of the moderate income units developed on the Eastside were created through these means. However, there are indications that the private market has not created as much moderate income housing in the past few years as it did in previous years.

AFFORDABLE HOUSING TARGETS

The GMPC established affordable housing goals for each jurisdiction. Each Eastside city's goal is to create housing equal to 24% of local growth that is affordable to low income households, and 17% of local growth affordable to moderate income households.

Figure 11 shows local cities' provision of affordable housing from 1993 through 2008. **Eastside cities cumulatively have managed to almost meet the combined moderate income goal, but have met less than thirty percent of the combined low income goal.** It shows that results for individual cities vary significantly. Figure 13 on page 24 shows that moderate income housing has been created through a combination of direct assistance, regulatory incentives, and the private market. However, in recent years less moderate income housing has been created through the private market. It should be noted that many of the privately produced moderate price homes are smaller rental units affordable at over 60% of median income with few being ownership homes. Low income units created locally have almost always required direct public assistance.

Figure 11 – 1993-2008 Progress Toward Affordable Housing Targets

	Low Income Housing (50% of Median)			Moderate Income Housing (80% of Median)		
	Annual Average	Annual Target	Total Units	Annual Average	Annual Target	Total Units
Beaux Arts	0	0	0	0	0	0
Bellevue	54	110	872	106	78	1,713
Bothell	6	19	90	51	13	708
Clyde Hill	0	0.2	2	0.3	0.2	4.0
Hunts Point	0.03	0.01	0.3	0.0	0.01	0.0
Issaquah	11	44	181	17	31	268
Kenmore	11	25	112	16	18	158
Kirkland	13	60	200	25	42	399
Medina	0.2	0.3	2.1	0.1	0.2	1.2
Mercer Island	4	16	59	14	11	214
Newcastle	2	9	20	1	7	11
Redmond	18	99	288	51	70	811
Sammamish	1	42	6	0.0	30	0.2
Woodinville	5	20	71	13	14	187
Yarrow Point	0.02	0.3	0.3	0.0	0.2	0.0
TOTAL	126	445	1,903	294	315	4,474
% of Goal	28%			93%		

Source: ARCH, Updated March 2009

HOUSING STRATEGY PLAN
 JULY 2007

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%

A. ZONING AND SUBDIVISION REGULATIONS

1. Infill/Increased Capacity

- a. Allow smaller lots in single family areas. (H-3.1)
- b. Evaluate PUD procedures (H-2.6,H-2.7,H-3.2)
- c. Allow rounding of mf units at a lower fraction. (H-2.7)
- d. Allow existing non-conforming mf densities to be maintained or redeveloped. (H-3.3)
- e. Allow ADU in single family zones. (H-2.2)
- f. Revise zoning map to be consistent with the ComprehensivePlan.
- g. Evaluate potential for Transit-Oriented Development at Park and Ride Lots. (LU-3.3)

						●	●
Not Scheduled	X	X		●	●	●	●
2007 (With Misc. Code Amendments)	X	X				●	●
					●	●	●
				●	●	●	●
					●	●	●
2007/2008	X	X	X	●	●	●	

FOOTNOTES:
 X – Necessary for completion of task
 Completed or underway
 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

- Act. (H-2.6)
- d. Further evaluate additional timelines for permit review. (H-2.6)
- e. Allow concurrent review of discretionary approvals (e.g. zoning and PUD applications). (H-2.6)
- f. Allow concurrent review of discretionary approvals and building permits (e.g. PUD and building permit). (H-2.6)
- g. Allow manufactured housing in all residential zones.
- h. Allow cottages, multiplexes that look like single-family and small lot single-family in all zones. (H-3.2)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%
	X	X		●	●	●	●
				●	●	●	●
		X		●	●	●	●
					●	●	●
2007	X	X			●	●	●

4. Affordable Housing/Special Needs

- a. Evaluate and potentially revise special bonuses for affordable housing in multifamily zones. Inclusionary Zoning to be considered, among other options. (H-2.3, H-2.4)
 - (1) Multifamily Zones
 - (2) Totem Lake and NE 85th Street
 - (3) CBD, JBD, NRHBD
 - (4) Single Family Zones (evaluate general affordability of housing, not specific to low/medium income)
- b. Expedite permit review for projects w/affordable component. (H-2.3)

(1) Evaluate & potentially revise 2007/08	X	X		●	●		
(2) (3) 2007/08 (4) 2008							
	X	X		●	●		

FOOTNOTES:
X – Necessary for completion of task
 Completed or underway
 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

c. Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing. (H-2.10, H-2.11)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%
				●	●	●	●

B. DIRECT/INDIRECT FORMS OF ASSISTANCE

1. Direct Forms of Assistance

- a. Continue direct funding of affordable housing/ special needs housing through the CDBG program. (H-2.8, H.9)
- b. Continue using CDBG funds for the Single Family Housing Repair program. (H-2.8)
- c. Explore potential other local revenue sources that could be targeted toward housing on a regular basis (e.g. general funds, portion of local taxes). (H-2.9)
- d. Waive some or all permit/impact fees for affordable housing. (H-2.3, H-2.9) Evaluate the cumulative costs of impact fees, permit fees and hook-up fees.
- e. Consider selling/leasing appropriate surplus land at below market value for affordable housing. (H-2.9)
- f. Acquire land in Kirkland for development of housing to serve households earning 60% or less of County median income. (H-2.9)

		X	X	●	●		
		X	X	●	●		
		X		●	●		
				●	●		
2008+ Ongoing		X	X	●	●		
2008-2009		X		●	●		

FOOTNOTES:

X – Necessary for completion of task

 Completed or underway

 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

g. Pay or waive some utility and/or infrastructure costs for affordable housing. (H-2.9)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%
				●	●		

2. Indirect Forms of Assistance

a. Conduct inventory of public property for potential availability for housing and other public uses/ update regularly. (H-2.9)

b. Work with local banks to coordinate better financing for affordable housing. (H-2.9) – ARCH to lead task

c. Evaluate development regulations for their potential impact on housing costs. (H-2.6)

d. Explore non-cash forms of assistance (e.g. providing loan guarantees for affordable housing). (H-2.3, H-2.9)

e. Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing. (H-2.9, H-2.12)

f. Analyze the potential city role in employer assisted housing/ Work with local employers to study model programs. (H-2.12)

g. Promote community education program for ADUs through education efforts including fliers/technical assistance. (H-2.2)

h. Conduct inventory of existing multifamily residential properties and encourage preservation of those that are affordable – work

				●	●	●	●
Not scheduled			X	●	●		
				●	●	●	●
Not scheduled		X		●	●		
Not scheduled			X	●	●	●	
Not scheduled		X	X	●	●	●	●
			X	●	●	●	●
2007			X	●	●		

FOOTNOTES:

X – Necessary for completion of task

 Completed or underway

 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

with ARCH. (H-2.9)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%

C. REGIONAL/STATEWIDE INITIATIVES

1. Work cooperatively with providers and other jurisdictions to achieve regional fair share balance and to maximize housing resources. Includes working with non-profit groups and the Housing Authority in creating affordable housing. (H-2.1, H-2.9)
2. Continue membership in ARCH. (H-2.12)
3. Work with other jurisdictions to develop and implement a regional housing finance strategy. (H-2.12)
4. Work with other jurisdictions to develop regional benchmarks.
5. Review, and as appropriate, comment on and/or support county and state federal legislation affecting the availability of housing. (H-2.12)
6. Identify and support local and regional projects. (H-2.12, H-2.13)
7. Implement program that takes advantage of property tax exemptions for housing in certain areas under RCW 84.14. (H-2.3)
8. Work with AWC and other housing lobby groups to provide additional tax relief at the State level for affordable housing. (H-

			X	●	●		
		X	X	●	●	●	●
Not scheduled			X	●	●	●	
			X	●	●	●	●
			X	●	●	●	●
			X	●	●		
			X	●	●		

FOOTNOTES:
X – Necessary for completion of task
 Completed or underway
 + Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)

2.9)

SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED % OF MEDIAN INCOME			
				≤50%	50-80%	80-120%	≥120%

D. OVERSIGHT/MONITORING/EDUCATION

1. Complete a strategy plan/work program and update every five (5) years. (H.3)
2. Monitor progress in meeting housing needs and report to City Council annually. Information collected should at a minimum include total housing development, construction and demolition of affordable housing, and creation of ADUs. (H.4)
3. Collect information on a regular basis needed for the Regional Benchmarks.
4. Evaluate city efforts in achieving projected densities in multifamily zones and commercial areas. Review standards if densities are not achieved. (H-1.1)
5. Evaluate City efforts in achieving objective of dispersing affordable housing in the City. (H-2.5)
6. Undertake an educational campaign to increase awareness of housing issues.

		X		●	●	●	●
				●	●	●	●
			X	●	●	●	●
					●	●	●
Not scheduled				●	●	●	
Not scheduled				●	●	●	●

FOOTNOTES:

X – Necessary for completion of task

Completed or underway

+ Ongoing: Discrete task completed, but work continues